

ORDINANCE NO. 5044

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS FOR THE IRON HORSE PUBLIC IMPROVEMENT DISTRICT (THE “DISTRICT”); MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE FISCAL YEAR 2023-2024 ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; REQUIRING COMPLIANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

WHEREAS, on August 15, 2022, the City Council adopted Ordinance No. 4970 approving the Fiscal Year 2022-2023 Annual Service Plan Update and updated Assessment Roll for the District; and

WHEREAS, the annual service plan update for the District’s Fiscal Year 2023-2024 attached hereto as Exhibit A and made a part hereof for all purposes (the “**FY 2023-2024 Annual Service Plan Update**”), and the updated Assessment Roll for Fiscal Year 2023-2024 attached thereto, conform the original Assessment Roll to the principal and interest payment schedule required for the Bonds and update the Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District public improvements that occur during the District’s Fiscal Year 2023-2024, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and Service and Assessment Plan and approves and adopts the FY 2023-2024 Annual Service Plan Update and the updated Assessment Roll for Fiscal Year 2023-2024 attached thereto, in conformity with the requirements of the Act.

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

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

SECTION 2. Annual Service Plan Update. The FY 2023-2024 Annual Service Plan Update with updated Assessment Roll, attached hereto as Exhibit A, is hereby accepted and approved and complies with the Act in all matters as required.

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

Ordinance shall continue to be governed by the provisions of that ordinance and for that purpose the ordinance shall remain in full force and effect.

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

SECTION 5. Effective Date. This Ordinance shall take effect, and the provisions and terms of the FY 2023-2024 Annual Service Plan Update and the updated Assessment Roll for Fiscal Year 2023-2024 attached thereto, shall be and become effective upon passage and execution hereof.

SECTION 6. Property Records. This Ordinance and the 2023-2024 Annual Service Plan Update shall be filed in the real property records of Dallas and/or Kaufman County within seven (7) days of the Effective Date.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 21st day of August 2023.

DocuSigned by:
Daniel Aleman Jr.
D999585317D142B...

Daniel Alemán, Jr.
Mayor

ATTEST:

DocuSigned by:
Sonja Land
C2518095973F46A...

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

DocuSigned by:
David Paschall
666E18891208434...

David L. Paschall
City Attorney

Finance / Iron Horse PID / 2023-2024 Annual SAP Update / August 21, 2023

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THE STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this _____.

Notary Public, State of Texas

[NOTARY STAMP]



**IRON HORSE
PUBLIC IMPROVEMENT DISTRICT
2023 ANNUAL SERVICE PLAN UPDATE**

AUGUST 21, 2023

INTRODUCTION

Capitalized terms used in this 2023 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the “SAP”), as applicable.

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

On June 3, 2019, the City approved the SAP for the District by adopting Ordinance No. 4680 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll.

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

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

On August 15, 2022, the City Council approved the 2022 Annual Service Plan Update for the District by adopting Ordinance No. 4970, which updated the Assessment Roll for 2022.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023.

The City Council also adopted an Assessment Roll identifying the Assessment on each Parcel within the District, based on the method of assessment identified in the SAP. This 2023 Annual Service Plan Update also updates the Assessment Roll for 2023.

PARCEL SUBDIVISION

The following plats have been recorded in the District.

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

LOT AND HOME SALES

Per the Quarterly Report dated March 31, 2023, there are an anticipated 198 townhomes, 57 row homes, 51 bungalow homes, and 30 villas to be built in the District, for the total of 336 Lots. A total of 116 townhomes, 19 row homes, 25 bungalows, and 29 villas have been sold to end-users. There is also an additional 17 acres of land anticipated to be subdivided into 3 General Retail Tracts.

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

AUTHORIZED IMPROVEMENTS

The Developer has completed the Authorized Improvements listed in the SAP and they were dedicated to the City.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$9,730,000.00.¹

TIRZ ANNUAL CREDIT

The Annual Installment for an Assessed Property shall receive a TIRZ No. 1 Annual Credit Amount equal to the TIRZ No. 1 Revenue generated by the Assessed Property but in no event shall the TIRZ No. 1 Annual Credit Amount exceed the amounts shown below pursuant to the SAP.

¹ Net of \$165,000.00 PID Bonds principal payment due September 1, 2023 which will be paid using the Annual Installment collected on January 31, 2023.

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

Notes:

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

ANNUAL INSTALLMENT DUE 1/31/2024

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$736,962.50.²
- **TIRZ No. 1 Annual Credit Amount** – The total TIRZ No. 1 Annual Credit Amount, credited against the principal required for the Annual Installment, is \$156,630.55.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$68,584.45, and a breakdown has been provided below.

Annual Collection Costs Breakdown Residential Parcel	
Administration	\$ 35,632.88
City Auditor	1,828.85
Filing Fees	731.54
County Collection	146.31
Misc	731.54
PID Trustees Fees	5,980.33
Dissemination Agent	2,560.39
Dev/Issuer CDA Review	731.54
Bond Counsel Ann. Fee	1,828.85
Total Annual Collection Costs	\$ 50,172.23

² The Annual Installment covers the period September 1, 2023 to August 31, 2024 and is due by January 21, 2024.

Annual Collection Costs Breakdown	
General Retail Parcel	
Administration	\$ 13,076.57
City Auditor	671.15
Filing Fees	268.46
County Collection	53.69
Misc	268.46
PID Trustees Fees	2,194.67
Dissemination Agent	939.61
Dev/Issuer CDA Review	268.46
Bond Counsel Ann. Fee	671.15
Total Annual Collection Costs	\$ 18,412.22

- **Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$535,150.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in a Delinquency and Prepayment Reserve amount due of \$48,650.00.

Due January 31, 2024	
Principal	\$ 170,000.00
Interest	566,962.50
TIRZ No. 1 Annual Credit Amount	(156,630.55)
Additional Interest	48,650.00
Annual Collection Costs	68,584.45
Total Annual Installment	\$ 697,566.40

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

PREPAYMENT OF ASSESSMENTS IN FULL

No prepayments in full have occurred in the District.

PARTIAL PREPAYMENTS OF ASSESSMENTS

No partial prepayments have occurred within the District.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Annual Installments Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Principal		\$ 170,000.00	\$ 180,000.00	\$ 190,000.00	\$ 200,000.00	\$ 210,000.00
Interest		\$ 566,962.50	\$ 558,462.50	\$ 549,012.50	\$ 539,037.50	\$ 528,537.50
TIRZ No. 1 Annual Credit Amount ¹		(156,630.55)	-	-	-	-
	(1)	\$ 580,331.95	\$ 738,462.50	\$ 739,012.50	\$ 739,037.50	\$ 738,537.50
Additional Interest	(2)	\$ 48,650.00	\$ 47,800.00	\$ 46,900.00	\$ 45,950.00	\$ 44,950.00
Annual Collection Costs	(3)	\$ 68,584.45	\$ 69,956.14	\$ 71,355.26	\$ 72,782.37	\$ 74,238.01
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 697,566.40	\$ 856,218.64	\$ 857,267.76	\$ 857,769.87	\$ 857,725.51

Notes:

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

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bill for the 2023 Annual Installment which will be delinquent if not paid by January 31, 2024.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/24 ^{[a],[b],[c]}
65007456510010000	General Retail	\$ 204,952.51	\$ 16,863.78
65007456510010300	General Retail	\$ 384,143.43	\$ 31,498.88
65007456510010400	General Retail	\$ 535,297.61	\$ 43,943.89
65146264410030000	General Retail	\$ 498,243.86	\$ 40,863.35
381112500A0010000	Non-Benefited Property	\$ -	\$ -
381112500A0020000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500A0030000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500A0040000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500A0050000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500A0060000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500A0070000	Lot Type 3	\$ 24,110.24	\$ 1,720.87
381112500A0080000	Lot Type 3	\$ 24,110.24	\$ 1,764.67
381112500A0090000	Lot Type 3	\$ 24,110.24	\$ 1,246.82
381112500A0100000	Lot Type 3	\$ 24,110.24	\$ 1,562.31
381112500A0110000	Lot Type 3	\$ 24,110.24	\$ 1,456.30
381112500A0120000	Lot Type 3	\$ 24,110.24	\$ 1,767.65
381112500A0130000	Lot Type 3	\$ 24,110.24	\$ 1,192.67
381112500A0140000	Lot Type 3	\$ 24,110.24	\$ 1,746.83
381112500A0150000	Lot Type 3	\$ 24,110.24	\$ 1,539.11
381112500A0160000	Lot Type 3	\$ 24,110.24	\$ 1,341.66
381112500A0170000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500A0180000	Non-Benefited Property	\$ -	\$ -
381112500A0190000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0200000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0210000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0220000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0230000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0240000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0250000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0260000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0270000	Non-Benefited Property	\$ -	\$ -
381112500A0280000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0290000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0300000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0310000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0320000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0330000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0340000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0350000	Non-Benefited Property	\$ -	\$ -
381112500A0360000	Lot Type 1	\$ 19,645.38	\$ 1,478.93

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/24 ^{[a],[b],[c]}
381112500A0370000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0380000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0390000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0400000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0410000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0420000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0430000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0440000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0450000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0460000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0470000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500A0480000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0490000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0500000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0510000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0520000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0530000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0540000	Non-Benefited Property	\$ -	\$ -
381112500A0550000	Non-Benefited Property	\$ -	\$ -
381112500A0560000	Non-Benefited Property	\$ -	\$ -
381112500A0570000	Lot Type 1	\$ 19,645.38	\$ 520.30
381112500A0580000	Lot Type 1	\$ 19,645.38	\$ 575.44
381112500A0590000	Lot Type 1	\$ 19,645.38	\$ 520.30
381112500A0600000	Lot Type 1	\$ 19,645.38	\$ 575.44
381112500A0610000	Lot Type 1	\$ 19,645.38	\$ 520.30
381112500A0620000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0630000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0640000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0650000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0660000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0670000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0680000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0690000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0700000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500A0710000	Non-Benefited Property	\$ -	\$ -
381112500A0720000	Non-Benefited Property	\$ -	\$ -
381112500B0010000	Non-Benefited Property	\$ -	\$ -
381112500B0020000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0030000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0040000	Lot Type 1	\$ 19,645.38	\$ 1,528.08

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/24 ^{[a],[b],[c]}
381112500B0050000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0060000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0070000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0080000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0090000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0100000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0110000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0120000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0130000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0140000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0150000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0160000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0170000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0180000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0190000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0200000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0210000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0220000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0230000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0240000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0250000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0260000	Lot Type 1	\$ 19,645.38	\$ 1,478.93
381112500B0270000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0280000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0290000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0300000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0310000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0320000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0330000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0340000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0350000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0360000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0370000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0380000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0390000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0400000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0410000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0420000	Lot Type 1	\$ 19,645.38	\$ 1,528.08
381112500B0430000	Non-Benefited Property	\$ -	\$ -
381112500B0440000	Lot Type 3	\$ 24,110.24	\$ 1,781.23

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/24 ^{[a],[b],[c]}
381112500B0450000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500B0460000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500B0470000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500B0480000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500B0490000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500B0500000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500B0510000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500B0520000	Non-Benefited Property	\$ -	\$ -
381112500B0530000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500B0540000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500B0550000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500B0560000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500B0570000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500B0580000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500B0590000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500B0600000	Lot Type 4	\$ 25,896.18	\$ 2,027.69
381112500B0610000	Lot Type 4	\$ 25,896.18	\$ 854.40
381112500B0620000	Lot Type 4	\$ 25,896.18	\$ 996.15
381112500B0630000	Lot Type 4	\$ 25,896.18	\$ 854.40
381112500B0640000	Lot Type 4	\$ 25,896.18	\$ 1,054.05
381112500B0650000	Lot Type 4	\$ 25,896.18	\$ 1,511.77
381112500B0660000	Lot Type 4	\$ 25,896.18	\$ 1,915.43
381112500B0670000	Lot Type 4	\$ 25,896.18	\$ 1,054.05
381112500B0680000	Lot Type 4	\$ 25,896.18	\$ 956.84
381112500B0690000	Lot Type 4	\$ 25,896.18	\$ 1,923.70
381112500B0700000	Lot Type 4	\$ 25,896.18	\$ 1,054.05
381112500B0710000	Lot Type 4	\$ 25,896.18	\$ 1,385.20
381112500B0720000	Lot Type 4	\$ 25,896.18	\$ 1,652.92
381112500B0730000	Lot Type 4	\$ 25,896.18	\$ 1,508.97
381112500B0740000	Lot Type 4	\$ 25,896.18	\$ 1,432.23
381112500B0750000	Lot Type 4	\$ 25,896.18	\$ 2,027.69
381112500C0010000	Lot Type 4	\$ 25,896.18	\$ 854.40
381112500C0020000	Lot Type 4	\$ 25,896.18	\$ 2,027.69
381112500C0030000	Lot Type 4	\$ 25,896.18	\$ 2,027.69
381112500C0040000	Lot Type 4	\$ 25,896.18	\$ 1,440.51
381112500C0050000	Lot Type 4	\$ 25,896.18	\$ 1,916.03
381112500C0060000	Lot Type 4	\$ 25,896.18	\$ 1,156.32
381112500C0070000	Lot Type 4	\$ 25,896.18	\$ 1,054.05
381112500C0080000	Lot Type 4	\$ 25,896.18	\$ 1,791.31
381112500C0090000	Lot Type 4	\$ 25,896.18	\$ 1,923.70

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/24 ^{[a],[b],[c]}
381112500C010000	Lot Type 4	\$ 25,896.18	\$ 1,920.90
381112500C0110000	Lot Type 4	\$ 25,896.18	\$ 1,915.73
381112500C0120000	Lot Type 4	\$ 25,896.18	\$ 2,027.69
381112500C0130000	Lot Type 4	\$ 25,896.18	\$ 2,027.69
381112500C0140000	Lot Type 4	\$ 25,896.18	\$ 1,913.40
381112500C0150000	Non-Benefited Property	\$ -	\$ -
381112500C0160000	Lot Type 3	\$ 24,110.24	\$ 1,870.90
381112500C0170000	Lot Type 3	\$ 24,110.24	\$ 1,101.40
381112500C0180000	Lot Type 3	\$ 24,110.24	\$ 1,450.17
381112500D0010000	Non-Benefited Property	\$ -	\$ -
381112500D0020000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0030000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0040000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0050000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0060000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0070000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0080000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0090000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0100000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0110000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0120000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0130000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0140000	Lot Type 1	\$ 19,645.38	\$ 1,541.44
381112500D0150000	Non-Benefited Property	\$ -	\$ -
381112500D0160000	Non-Benefited Property	\$ -	\$ -
381112500E0010000	Lot Type 3	\$ 24,110.24	\$ 1,676.25
381112500E0020000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500E0030000	Lot Type 3	\$ 24,110.24	\$ 1,687.63
381112500E0040000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500E0050000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500E0060000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500E0070000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500E0080000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500E0090000	Non-Benefited Property	\$ -	\$ -
381112500F0010000	Non-Benefited Property	\$ -	\$ -
381112500F0020000	Lot Type 3	\$ 24,110.24	\$ 1,297.60
381112500F0030000	Lot Type 3	\$ 24,110.24	\$ 1,554.29
381112500F0040000	Lot Type 3	\$ 24,110.24	\$ 1,684.83
381112500F0050000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500F0060000	Lot Type 3	\$ 24,110.24	\$ 1,370.93

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/24 ^{[a],[b],[c]}
381112500F0070000	Lot Type 3	\$ 24,110.24	\$ 1,687.29
381112500F0080000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500F0090000	Lot Type 3	\$ 24,110.24	\$ 1,728.24
381112500F0100000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500F0110000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500F0120000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500F0130000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500F0140000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500F0150000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500F0160000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500F0170000	Lot Type 3	\$ 24,110.24	\$ 1,814.86
381112500G0010000	Non-Benefited Property	\$ -	\$ -
381112500G0020000	Non-Benefited Property	\$ -	\$ -
381112500G0030000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500G0040000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500G0050000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500G0060000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500G0070000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500G0080000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500G0090000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500G0100000	Lot Type 2	\$ 21,431.32	\$ 1,234.78
381112500G0110000	Lot Type 2	\$ 21,431.32	\$ 1,193.44
381112500G0120000	Lot Type 2	\$ 21,431.32	\$ 1,171.62
381112500G0130000	Lot Type 2	\$ 21,431.32	\$ 1,150.19
381112500G0140000	Lot Type 2	\$ 21,431.32	\$ 1,234.00
381112500G0150000	Lot Type 2	\$ 21,431.32	\$ 1,065.01
381112500G0160000	Lot Type 2	\$ 21,431.32	\$ 1,168.69
381112500G0170000	Lot Type 2	\$ 21,431.32	\$ 1,154.98
381112500G0180000	Lot Type 2	\$ 21,431.32	\$ 1,234.78
381112500G0190000	Lot Type 2	\$ 21,431.32	\$ 884.28
381112500G0200000	Lot Type 2	\$ 21,431.32	\$ 915.41
381112500G0210000	Lot Type 2	\$ 21,431.32	\$ 953.26
381112500G0220000	Lot Type 2	\$ 21,431.32	\$ 1,001.55
381112500G0230000	Lot Type 2	\$ 21,431.32	\$ 884.28
381112500G0240000	Lot Type 2	\$ 21,431.32	\$ 899.11
381112500G0250000	Lot Type 2	\$ 21,431.32	\$ 950.11
381112500G0260000	Lot Type 2	\$ 21,431.32	\$ 1,002.84
381112500H0010000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500H0020000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500H0030000	Lot Type 2	\$ 21,431.32	\$ 1,640.03

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/24 ^{[a],[b],[c]}
381112500H0040000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500H0050000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500H0060000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500H0070000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500H0080000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500H0090000	Lot Type 2	\$ 21,431.32	\$ 476.92
381112500H0100000	Non-Benefited Property	\$ -	\$ -
381112500I0010000	Non-Benefited Property	\$ -	\$ -
381112500I0020000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500I0030000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500I0040000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500I0050000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500I0060000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500I0070000	Non-Benefited Property	\$ -	\$ -
381112500I0080000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500I0090000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500I0100000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500I0110000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500I0120000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500I0130000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500I0140000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500I0150000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500I0160000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500I0170000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500I0180000	Non-Benefited Property	\$ -	\$ -
381112500J0010000	Non-Benefited Property	\$ -	\$ -
381112500J0020000	Lot Type 2	\$ 21,431.32	\$ 1,640.03
381112500J0030000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500J0040000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500J0050000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500J0060000	Non-Benefited Property	\$ -	\$ -
381112500J0070000	Non-Benefited Property	\$ -	\$ -
381112500J0080000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500J0090000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500J0100000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500J0110000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500J0120000	Lot Type 2	\$ 21,431.32	\$ 1,687.45
381112500J0130000	Non-Benefited Property	\$ -	\$ -
381112500K0010000	Non-Benefited Property	\$ -	\$ -
381112500K0020000	Lot Type 1	\$ 19,645.38	\$ 1,422.89

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/24 ^{[a],[b],[c]}
381112500K0030000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0040000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0050000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0060000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0070000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0080000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0090000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0100000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0110000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0120000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0130000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0140000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0150000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500K0160000	Non-Benefited Property	\$ -	\$ -
381112500K0170000	Non-Benefited Property	\$ -	\$ -
381112500L0010000	Lot Type 1	\$ 19,645.38	\$ 1,114.46
381112500L0020000	Lot Type 1	\$ 19,645.38	\$ 1,123.78
381112500L0030000	Lot Type 1	\$ 19,645.38	\$ 1,123.78
381112500L0040000	Lot Type 1	\$ 19,645.38	\$ 1,116.53
381112500L0050000	Lot Type 1	\$ 19,645.38	\$ 1,123.78
381112500L0060000	Lot Type 1	\$ 19,645.38	\$ 1,113.04
381112500L0070000	Lot Type 1	\$ 19,645.38	\$ 1,055.66
381112500L0080000	Lot Type 1	\$ 19,645.38	\$ 1,074.54
381112500L0090000	Lot Type 1	\$ 19,645.38	\$ 1,055.66
381112500L0100000	Lot Type 1	\$ 19,645.38	\$ 1,074.54
381112500L0110000	Lot Type 1	\$ 19,645.38	\$ 963.88
381112500L0120000	Lot Type 1	\$ 19,645.38	\$ 1,113.04
381112500L0130000	Lot Type 1	\$ 19,645.38	\$ 1,116.53
381112500L0140000	Lot Type 1	\$ 19,645.38	\$ 1,116.53
381112500L0150000	Lot Type 1	\$ 19,645.38	\$ 1,116.53
381112500L0160000	Lot Type 1	\$ 19,645.38	\$ 1,116.53
381112500L0170000	Lot Type 1	\$ 19,645.38	\$ 1,113.04
381112500L0180000	Non-Benefited Property	\$ -	\$ -
381112500L0190000	Non-Benefited Property	\$ -	\$ -
381112500L0200000	Lot Type 1	\$ 19,645.38	\$ 1,233.88
381112500L0210000	Lot Type 1	\$ 19,645.38	\$ 1,233.88
381112500L0220000	Lot Type 1	\$ 19,645.38	\$ 1,233.88
381112500L0230000	Lot Type 1	\$ 19,645.38	\$ 1,233.88
381112500L0240000	Lot Type 1	\$ 19,645.38	\$ 1,233.88
381112500L0250000	Lot Type 1	\$ 19,645.38	\$ 1,233.88

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/24 ^{[a],[b],[c]}
381112500L0260000	Lot Type 1	\$ 19,645.38	\$ 1,158.48
381112500L0270000	Lot Type 1	\$ 19,645.38	\$ 1,161.46
381112500L0280000	Lot Type 1	\$ 19,645.38	\$ 1,161.46
381112500L0290000	Lot Type 1	\$ 19,645.38	\$ 1,161.46
381112500L0300000	Lot Type 1	\$ 19,645.38	\$ 1,205.00
381112500L0310000	Lot Type 1	\$ 19,645.38	\$ 1,161.46
381112500L0320000	Lot Type 1	\$ 19,645.38	\$ 1,166.89
381112500L0330000	Lot Type 1	\$ 19,645.38	\$ 1,162.19
381112500L0340000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500L0350000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500L0360000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500L0370000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500L0380000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500L0390000	Lot Type 1	\$ 19,645.38	\$ 1,422.89
381112500M0010000	Non-Benefited Property	\$ -	\$ -
381112500M0020000	Lot Type 1	\$ 19,645.38	\$ 1,239.45
381112500M0030000	Lot Type 1	\$ 19,645.38	\$ 1,248.71
381112500M0040000	Lot Type 1	\$ 19,645.38	\$ 1,248.71
381112500M0050000	Lot Type 1	\$ 19,645.38	\$ 1,248.71
381112500M0060000	Lot Type 1	\$ 19,645.38	\$ 1,248.71
381112500M0070000	Lot Type 1	\$ 19,645.38	\$ 1,246.65
381112500M0080000	Lot Type 1	\$ 19,645.38	\$ 1,271.05
381112500M0090000	Lot Type 1	\$ 19,645.38	\$ 1,269.71
381112500M0100000	Lot Type 1	\$ 19,645.38	\$ 1,269.71
381112500M0110000	Lot Type 1	\$ 19,645.38	\$ 1,269.71
381112500M0120000	Lot Type 1	\$ 19,645.38	\$ 1,269.71
381112500M0130000	Lot Type 1	\$ 19,645.38	\$ 1,267.64
381112500M0140000	Lot Type 1	\$ 19,645.38	\$ 1,078.68
381112500M0150000	Lot Type 1	\$ 19,645.38	\$ 1,057.69
381112500M0160000	Lot Type 1	\$ 19,645.38	\$ 1,078.68
381112500M0170000	Lot Type 1	\$ 19,645.38	\$ 1,057.69
381112500M0180000	Lot Type 1	\$ 19,645.38	\$ 1,078.68
381112500M0190000	Lot Type 1	\$ 19,645.38	\$ 1,057.69
381112500M0200000	Lot Type 1	\$ 19,645.38	\$ 1,078.68
381112500M0210000	Non-Benefited Property	\$ -	\$ -
381112500M0220000	Lot Type 1	\$ 19,645.38	\$ 1,078.68
381112500M0230000	Lot Type 1	\$ 19,645.38	\$ 1,149.00
381112500M0240000	Lot Type 1	\$ 19,645.38	\$ 1,163.57
381112500M0250000	Lot Type 1	\$ 19,645.38	\$ 1,142.62
381112500M0260000	Lot Type 1	\$ 19,645.38	\$ 1,164.73

Property ID	Lot Type	Outstanding Assessment ^[a]	Installment Due 1/31/24 ^{[a],[b],[c]}
381112500M0270000	Lot Type 1	\$ 19,645.38	\$ 1,149.00
381112500M0280000	Lot Type 1	\$ 19,645.38	\$ 1,164.73
381112500M0290000	Lot Type 1	\$ 19,645.38	\$ 1,196.08
381112500M0300000	Lot Type 1	\$ 19,645.38	\$ 1,196.08
381112500M0310000	Lot Type 1	\$ 19,645.38	\$ 1,196.08
381112500M0320000	Lot Type 1	\$ 19,645.38	\$ 1,196.08
381112500M0330000	Lot Type 1	\$ 19,645.38	\$ 1,196.08
381112500M0340000	Lot Type 1	\$ 19,645.38	\$ 1,120.46
381112500M0350000	Lot Type 1	\$ 19,645.38	\$ 982.24
381112500M0360000	Lot Type 1	\$ 19,645.38	\$ 963.88
381112500M0370000	Lot Type 1	\$ 19,645.38	\$ 987.46
381112500M0380000	Lot Type 1	\$ 19,645.38	\$ 963.88
381112500M0390000	Lot Type 1	\$ 19,645.38	\$ 987.46
381112500M0400000	Lot Type 1	\$ 19,645.38	\$ 1,514.88
381112500M0410000	Lot Type 1	\$ 19,645.38	\$ 987.46
381112500M0420000	Non-Benefited Property	\$ -	\$ -
381112500M0430000	Non-Benefited Property	\$ -	\$ -
381112500M0440000	Non-Benefited Property	\$ -	\$ -
381112600A0010000	General Retail	\$ 151,207.83	\$ 13,274.54
381112600A0020000	General Retail	\$ 123,130.55	\$ 10,809.63
381620000A0010000	General Retail	\$ 536,406.52	\$ 47,091.14
382275300A0010000	General Retail	\$ 178,739.60	\$ 7,921.87
Total		\$ 9,730,000.00	\$ 697,566.28

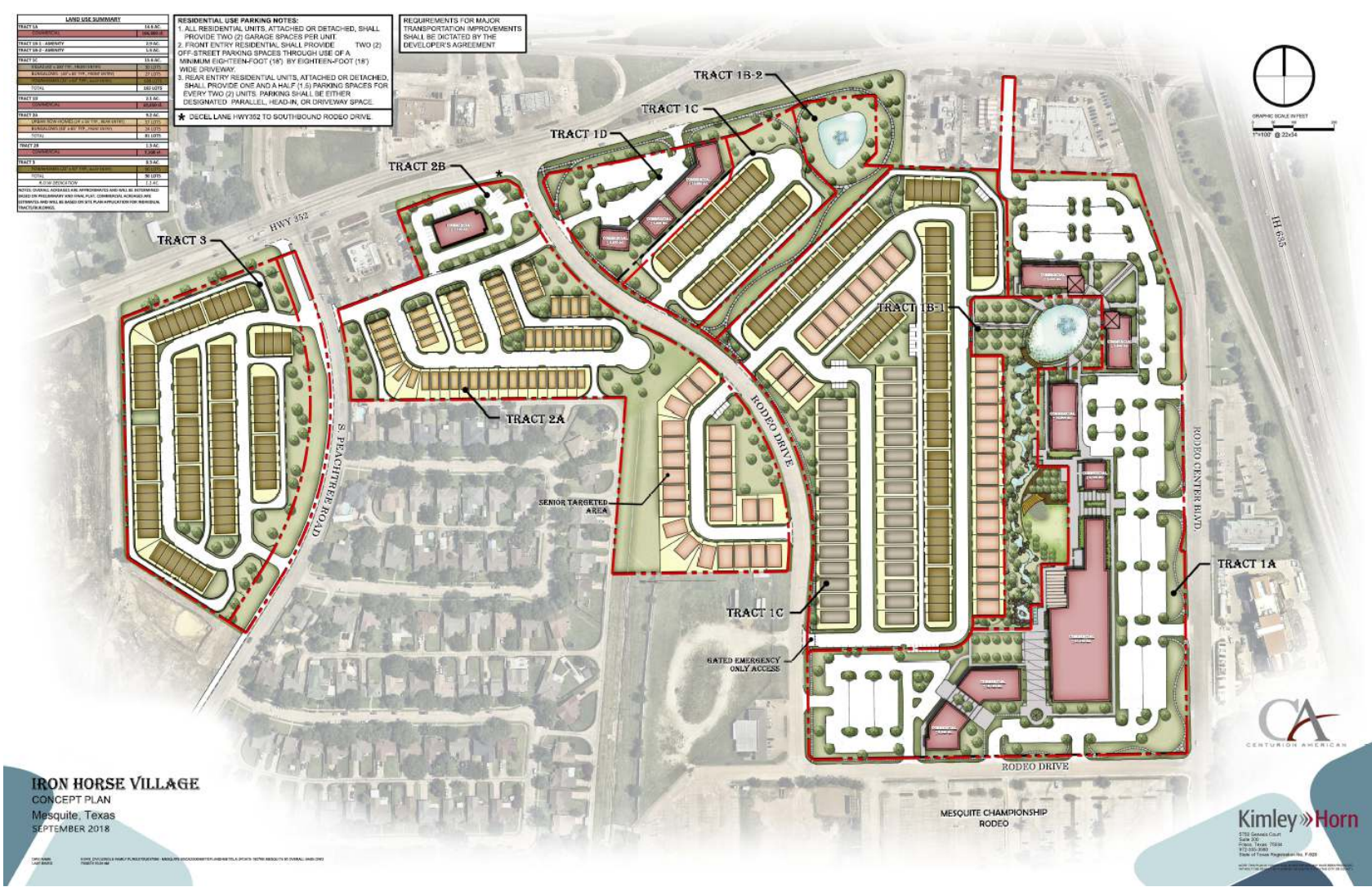
Notes:

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

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

[c] The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.

EXHIBIT B – LOT TYPE CLASSIFICATION MAP



IRON HORSE VILLAGE
 CONCEPT PLAN
 Mesquite, Texas
 SEPTEMBER 2018

EXHIBIT C – DEBT SERVICE SCHEDULE

BOND DEBT SERVICE

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

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

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

EXHIBIT D – BUYER DISCLOSURES

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

- Lot Type 1 (Townhome)
- Lot Type 2 (Row Home)
- Lot Type 3 (Bungalow)
- Lot Type 4 (Villa)
- General Retail – Tract 1A
- General Retail – Tract 1D
- General Retail – Tract 2B

[Remainder of page intentionally left blank.]

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$19,645.38

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Iron Horse Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Mesquite.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment^{[a],[b]}
2024	\$ 343.24	\$ 1,144.73	\$ 138.48	\$ 98.23	\$ 1,724.67
2025	\$ 363.43	\$ 1,127.57	\$ 141.25	\$ 96.51	\$ 1,728.75
2026	\$ 383.62	\$ 1,108.49	\$ 144.07	\$ 94.69	\$ 1,730.87
2027	\$ 403.81	\$ 1,088.34	\$ 146.95	\$ 92.78	\$ 1,731.88
2028	\$ 424.00	\$ 1,067.14	\$ 149.89	\$ 90.76	\$ 1,731.79
2029	\$ 444.19	\$ 1,044.88	\$ 152.89	\$ 88.64	\$ 1,730.60
2030	\$ 474.48	\$ 1,021.56	\$ 155.95	\$ 86.42	\$ 1,738.40
2031	\$ 494.67	\$ 994.28	\$ 159.06	\$ 84.04	\$ 1,732.06
2032	\$ 524.95	\$ 965.84	\$ 162.25	\$ 81.57	\$ 1,734.61
2033	\$ 555.24	\$ 935.65	\$ 165.49	\$ 78.94	\$ 1,735.33
2034	\$ 595.62	\$ 903.73	\$ 168.80	\$ 76.17	\$ 1,744.32
2035	\$ 625.91	\$ 869.48	\$ 172.18	\$ 73.19	\$ 1,740.75
2036	\$ 666.29	\$ 833.49	\$ 175.62	\$ 70.06	\$ 1,745.46
2037	\$ 696.57	\$ 795.18	\$ 179.13	\$ 66.73	\$ 1,737.61
2038	\$ 747.05	\$ 755.13	\$ 182.72	\$ 63.25	\$ 1,748.14
2039	\$ 787.43	\$ 712.17	\$ 186.37	\$ 59.51	\$ 1,745.48
2040	\$ 827.81	\$ 666.89	\$ 190.10	\$ 55.57	\$ 1,740.38
2041	\$ 888.38	\$ 617.22	\$ 193.90	\$ 51.44	\$ 1,750.94
2042	\$ 938.86	\$ 563.92	\$ 197.78	\$ 46.99	\$ 1,747.55
2043	\$ 999.43	\$ 507.59	\$ 201.73	\$ 42.30	\$ 1,751.05
2044	\$ 1,060.00	\$ 447.62	\$ 205.77	\$ 37.30	\$ 1,750.70
2045	\$ 1,120.57	\$ 384.02	\$ 209.88	\$ 32.00	\$ 1,746.48
2046	\$ 1,201.34	\$ 316.79	\$ 214.08	\$ 26.40	\$ 1,758.61
2047	\$ 1,272.00	\$ 244.71	\$ 218.36	\$ 20.39	\$ 1,755.47
2048	\$ 1,352.77	\$ 168.39	\$ 222.73	\$ 14.03	\$ 1,757.92
2049	\$ 1,453.72	\$ 87.22	\$ 227.18	\$ 7.27	\$ 1,775.39
Total	\$ 19,645.38	\$ 19,372.05	\$ 4,662.60	\$ 1,635.18	\$ 45,315.21

Notes:

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$21,431.32

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Iron Horse Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Mesquite.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment^{[a],[b]}
2024	\$ 374.44	\$ 1,248.79	\$ 151.06	\$ 107.16	\$ 1,881.46
2025	\$ 396.47	\$ 1,230.07	\$ 154.09	\$ 105.28	\$ 1,885.91
2026	\$ 418.49	\$ 1,209.26	\$ 157.17	\$ 103.30	\$ 1,888.22
2027	\$ 440.52	\$ 1,187.29	\$ 160.31	\$ 101.21	\$ 1,889.33
2028	\$ 462.55	\$ 1,164.16	\$ 163.52	\$ 99.01	\$ 1,889.23
2029	\$ 484.57	\$ 1,139.87	\$ 166.79	\$ 96.69	\$ 1,887.93
2030	\$ 517.61	\$ 1,114.43	\$ 170.12	\$ 94.27	\$ 1,896.44
2031	\$ 539.64	\$ 1,084.67	\$ 173.53	\$ 91.68	\$ 1,889.52
2032	\$ 572.68	\$ 1,053.64	\$ 177.00	\$ 88.99	\$ 1,892.30
2033	\$ 605.72	\$ 1,020.71	\$ 180.54	\$ 86.12	\$ 1,893.09
2034	\$ 649.77	\$ 985.88	\$ 184.15	\$ 83.09	\$ 1,902.89
2035	\$ 682.81	\$ 948.52	\$ 187.83	\$ 79.84	\$ 1,899.00
2036	\$ 726.86	\$ 909.26	\$ 191.59	\$ 76.43	\$ 1,904.14
2037	\$ 759.90	\$ 867.47	\$ 195.42	\$ 72.80	\$ 1,895.58
2038	\$ 814.96	\$ 823.77	\$ 199.33	\$ 69.00	\$ 1,907.06
2039	\$ 859.01	\$ 776.91	\$ 203.31	\$ 64.92	\$ 1,904.16
2040	\$ 903.07	\$ 727.52	\$ 207.38	\$ 60.63	\$ 1,898.59
2041	\$ 969.14	\$ 673.34	\$ 211.53	\$ 56.11	\$ 1,910.12
2042	\$ 1,024.21	\$ 615.19	\$ 215.76	\$ 51.27	\$ 1,906.42
2043	\$ 1,090.29	\$ 553.73	\$ 220.07	\$ 46.14	\$ 1,910.24
2044	\$ 1,156.37	\$ 488.32	\$ 224.47	\$ 40.69	\$ 1,909.85
2045	\$ 1,222.44	\$ 418.93	\$ 228.96	\$ 34.91	\$ 1,905.25
2046	\$ 1,310.55	\$ 345.59	\$ 233.54	\$ 28.80	\$ 1,918.48
2047	\$ 1,387.64	\$ 266.96	\$ 238.21	\$ 22.25	\$ 1,915.05
2048	\$ 1,475.74	\$ 183.70	\$ 242.98	\$ 15.31	\$ 1,917.73
2049	\$ 1,585.87	\$ 95.15	\$ 247.84	\$ 7.93	\$ 1,936.79
Total	\$ 21,431.32	\$ 21,133.14	\$ 5,086.47	\$ 1,783.83	\$ 49,434.77

Notes:

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$24,110.24

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Iron Horse Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Mesquite.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment^{[a],[b]}
2024	\$ 421.25	\$ 1,404.89	\$ 169.95	\$ 120.55	\$ 2,116.64
2025	\$ 446.03	\$ 1,383.83	\$ 173.35	\$ 118.44	\$ 2,121.65
2026	\$ 470.81	\$ 1,360.41	\$ 176.81	\$ 116.21	\$ 2,124.25
2027	\$ 495.59	\$ 1,335.70	\$ 180.35	\$ 113.86	\$ 2,125.49
2028	\$ 520.36	\$ 1,309.68	\$ 183.96	\$ 111.38	\$ 2,125.38
2029	\$ 545.14	\$ 1,282.36	\$ 187.64	\$ 108.78	\$ 2,123.92
2030	\$ 582.31	\$ 1,253.74	\$ 191.39	\$ 106.06	\$ 2,133.50
2031	\$ 607.09	\$ 1,220.26	\$ 195.22	\$ 103.14	\$ 2,125.71
2032	\$ 644.26	\$ 1,185.35	\$ 199.12	\$ 100.11	\$ 2,128.84
2033	\$ 681.43	\$ 1,148.30	\$ 203.10	\$ 96.89	\$ 2,129.72
2034	\$ 730.99	\$ 1,109.12	\$ 207.16	\$ 93.48	\$ 2,140.75
2035	\$ 768.16	\$ 1,067.09	\$ 211.31	\$ 89.82	\$ 2,136.38
2036	\$ 817.72	\$ 1,022.92	\$ 215.53	\$ 85.98	\$ 2,142.15
2037	\$ 854.89	\$ 975.90	\$ 219.85	\$ 81.90	\$ 2,132.53
2038	\$ 916.83	\$ 926.75	\$ 224.24	\$ 77.62	\$ 2,145.44
2039	\$ 966.39	\$ 874.03	\$ 228.73	\$ 73.04	\$ 2,142.18
2040	\$ 1,015.95	\$ 818.46	\$ 233.30	\$ 68.20	\$ 2,135.92
2041	\$ 1,090.29	\$ 757.50	\$ 237.97	\$ 63.13	\$ 2,148.88
2042	\$ 1,152.24	\$ 692.09	\$ 242.73	\$ 57.67	\$ 2,144.72
2043	\$ 1,226.57	\$ 622.95	\$ 247.58	\$ 51.91	\$ 2,149.02
2044	\$ 1,300.91	\$ 549.36	\$ 252.53	\$ 45.78	\$ 2,148.58
2045	\$ 1,375.25	\$ 471.30	\$ 257.58	\$ 39.28	\$ 2,143.41
2046	\$ 1,474.37	\$ 388.79	\$ 262.74	\$ 32.40	\$ 2,158.29
2047	\$ 1,561.09	\$ 300.32	\$ 267.99	\$ 25.03	\$ 2,154.44
2048	\$ 1,660.21	\$ 206.66	\$ 273.35	\$ 17.22	\$ 2,157.44
2049	\$ 1,784.11	\$ 107.05	\$ 278.82	\$ 8.92	\$ 2,178.89
Total	\$ 24,110.24	\$ 23,774.79	\$ 5,722.28	\$ 2,006.81	\$ 55,614.12

Notes:

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: \$25,896.18

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Iron Horse Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Mesquite.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 4

Annual Installment Due January 31,	Principal	Interest	Annual Collection Costs	Additional Interest	Total Annual Installment^{[a],[b]}
2024	\$ 452.45	\$ 1,508.96	\$ 182.54	\$ 129.48	\$ 2,273.43
2025	\$ 479.07	\$ 1,486.34	\$ 186.19	\$ 127.22	\$ 2,278.81
2026	\$ 505.68	\$ 1,461.18	\$ 189.91	\$ 124.82	\$ 2,281.60
2027	\$ 532.30	\$ 1,434.64	\$ 193.71	\$ 122.29	\$ 2,282.94
2028	\$ 558.91	\$ 1,406.69	\$ 197.58	\$ 119.63	\$ 2,282.82
2029	\$ 585.53	\$ 1,377.35	\$ 201.53	\$ 116.84	\$ 2,281.25
2030	\$ 625.45	\$ 1,346.61	\$ 205.57	\$ 113.91	\$ 2,291.53
2031	\$ 652.06	\$ 1,310.64	\$ 209.68	\$ 110.78	\$ 2,283.17
2032	\$ 691.98	\$ 1,273.15	\$ 213.87	\$ 107.52	\$ 2,286.53
2033	\$ 731.91	\$ 1,233.36	\$ 218.15	\$ 104.06	\$ 2,287.48
2034	\$ 785.14	\$ 1,191.28	\$ 222.51	\$ 100.40	\$ 2,299.33
2035	\$ 825.06	\$ 1,146.13	\$ 226.96	\$ 96.48	\$ 2,294.63
2036	\$ 878.29	\$ 1,098.69	\$ 231.50	\$ 92.35	\$ 2,300.83
2037	\$ 918.21	\$ 1,048.19	\$ 236.13	\$ 87.96	\$ 2,290.49
2038	\$ 984.75	\$ 995.39	\$ 240.85	\$ 83.37	\$ 2,304.36
2039	\$ 1,037.98	\$ 938.77	\$ 245.67	\$ 78.45	\$ 2,300.86
2040	\$ 1,091.21	\$ 879.09	\$ 250.58	\$ 73.26	\$ 2,294.13
2041	\$ 1,171.05	\$ 813.61	\$ 255.59	\$ 67.80	\$ 2,308.06
2042	\$ 1,237.59	\$ 743.35	\$ 260.71	\$ 61.95	\$ 2,303.59
2043	\$ 1,317.43	\$ 669.10	\$ 265.92	\$ 55.76	\$ 2,308.21
2044	\$ 1,397.28	\$ 590.05	\$ 271.24	\$ 49.17	\$ 2,307.74
2045	\$ 1,477.12	\$ 506.21	\$ 276.66	\$ 42.18	\$ 2,302.18
2046	\$ 1,583.58	\$ 417.59	\$ 282.20	\$ 34.80	\$ 2,318.16
2047	\$ 1,676.73	\$ 322.57	\$ 287.84	\$ 26.88	\$ 2,314.02
2048	\$ 1,783.19	\$ 221.97	\$ 293.60	\$ 18.50	\$ 2,317.25
2049	\$ 1,916.26	\$ 114.98	\$ 299.47	\$ 9.58	\$ 2,340.29
Total	\$ 25,896.18	\$ 25,535.88	\$ 6,146.15	\$ 2,155.46	\$ 59,733.68

Notes:

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

GENERAL RETAIL – TRACT 1A PRINCIPAL ASSESSMENT: \$2,159,043.92

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Iron Horse Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Mesquite.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - GENERAL RETAIL – TRACT 1A

Annual Installment Due January 31,	Principal	Interest^[a]	Annual Collection Costs	Additional Interest^[b]	Total Annual Installment^{[c],[d]}
2024	\$ 37,722.25	\$ 125,806.47	\$ 15,218.58	\$ 10,795.22	\$ 189,542.52
2025	\$ 39,941.20	\$ 123,920.36	\$ 15,522.95	\$ 10,606.61	\$ 189,991.12
2026	\$ 42,160.16	\$ 121,823.44	\$ 15,833.41	\$ 10,406.90	\$ 190,223.92
2027	\$ 44,379.11	\$ 119,610.03	\$ 16,150.08	\$ 10,196.10	\$ 190,335.33
2028	\$ 46,598.07	\$ 117,280.13	\$ 16,473.08	\$ 9,974.21	\$ 190,325.49
2029	\$ 48,817.03	\$ 114,833.73	\$ 16,802.54	\$ 9,741.22	\$ 190,194.52
2030	\$ 52,145.46	\$ 112,270.84	\$ 17,138.60	\$ 9,497.13	\$ 191,052.02
2031	\$ 54,364.42	\$ 109,272.47	\$ 17,481.37	\$ 9,236.40	\$ 190,354.66
2032	\$ 57,692.85	\$ 106,146.52	\$ 17,830.99	\$ 8,964.58	\$ 190,634.94
2033	\$ 61,021.28	\$ 102,829.18	\$ 18,187.61	\$ 8,676.12	\$ 190,714.20
2034	\$ 65,459.19	\$ 99,320.46	\$ 18,551.37	\$ 8,371.01	\$ 191,702.03
2035	\$ 68,787.63	\$ 95,556.55	\$ 18,922.39	\$ 8,043.71	\$ 191,310.29
2036	\$ 73,225.54	\$ 91,601.27	\$ 19,300.84	\$ 7,699.78	\$ 191,827.42
2037	\$ 76,553.97	\$ 87,390.80	\$ 19,686.86	\$ 7,333.65	\$ 190,965.28
2038	\$ 82,101.36	\$ 82,988.94	\$ 20,080.60	\$ 6,950.88	\$ 192,121.78
2039	\$ 86,539.27	\$ 78,268.12	\$ 20,482.21	\$ 6,540.37	\$ 191,829.97
2040	\$ 90,977.18	\$ 73,292.11	\$ 20,891.85	\$ 6,107.68	\$ 191,268.82
2041	\$ 97,634.05	\$ 67,833.48	\$ 21,309.69	\$ 5,652.79	\$ 192,430.01
2042	\$ 103,181.44	\$ 61,975.43	\$ 21,735.88	\$ 5,164.62	\$ 192,057.38
2043	\$ 109,838.31	\$ 55,784.55	\$ 22,170.60	\$ 4,648.71	\$ 192,442.17
2044	\$ 116,495.18	\$ 49,194.25	\$ 22,614.01	\$ 4,099.52	\$ 192,402.96
2045	\$ 123,152.04	\$ 42,204.54	\$ 23,066.29	\$ 3,517.04	\$ 191,939.92
2046	\$ 132,027.87	\$ 34,815.42	\$ 23,527.62	\$ 2,901.28	\$ 193,272.18
2047	\$ 139,794.21	\$ 26,893.74	\$ 23,998.17	\$ 2,241.15	\$ 192,927.27
2048	\$ 148,670.03	\$ 18,506.09	\$ 24,478.13	\$ 1,542.17	\$ 193,196.43
2049	\$ 159,764.81	\$ 9,585.89	\$ 24,967.70	\$ 798.82	\$ 195,117.22
Total	\$ 2,159,043.92	\$ 2,129,004.80	\$ 512,423.44	\$ 179,707.68	\$ 4,980,179.84

Notes:

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

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

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

GENERAL RETAIL – TRACT 1D PRINCIPAL ASSESSMENT: \$274,338.38

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Iron Horse Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Mesquite.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - GENERAL RETAIL – TRACT 1D

Annual Installment Due January 31,	Principal	Interest^[a]	Annual Collection Costs	Additional Interest^[b]	Total Annual Installment^[c]
2024	\$ 4,793.17	\$ 15,985.57	\$ 1,933.75	\$ 1,371.69	\$ 24,084.17
2025	\$ 5,075.12	\$ 15,745.91	\$ 1,972.42	\$ 1,347.73	\$ 24,141.17
2026	\$ 5,357.07	\$ 15,479.47	\$ 2,011.87	\$ 1,322.35	\$ 24,170.75
2027	\$ 5,639.02	\$ 15,198.22	\$ 2,052.11	\$ 1,295.57	\$ 24,184.91
2028	\$ 5,920.97	\$ 14,902.17	\$ 2,093.15	\$ 1,267.37	\$ 24,183.66
2029	\$ 6,202.92	\$ 14,591.32	\$ 2,135.01	\$ 1,237.77	\$ 24,167.02
2030	\$ 6,625.85	\$ 14,265.67	\$ 2,177.71	\$ 1,206.75	\$ 24,275.98
2031	\$ 6,907.80	\$ 13,884.68	\$ 2,221.27	\$ 1,173.62	\$ 24,187.37
2032	\$ 7,330.73	\$ 13,487.48	\$ 2,265.69	\$ 1,139.08	\$ 24,222.98
2033	\$ 7,753.65	\$ 13,065.96	\$ 2,311.00	\$ 1,102.43	\$ 24,233.05
2034	\$ 8,317.56	\$ 12,620.13	\$ 2,357.22	\$ 1,063.66	\$ 24,358.57
2035	\$ 8,740.48	\$ 12,141.87	\$ 2,404.37	\$ 1,022.07	\$ 24,308.79
2036	\$ 9,304.38	\$ 11,639.29	\$ 2,452.46	\$ 978.37	\$ 24,374.50
2037	\$ 9,727.31	\$ 11,104.29	\$ 2,501.51	\$ 931.85	\$ 24,264.96
2038	\$ 10,432.19	\$ 10,544.97	\$ 2,551.54	\$ 883.21	\$ 24,411.91
2039	\$ 10,996.09	\$ 9,945.12	\$ 2,602.57	\$ 831.05	\$ 24,374.83
2040	\$ 11,559.99	\$ 9,312.84	\$ 2,654.62	\$ 776.07	\$ 24,303.53
2041	\$ 12,405.85	\$ 8,619.24	\$ 2,707.71	\$ 718.27	\$ 24,451.07
2042	\$ 13,110.72	\$ 7,874.89	\$ 2,761.86	\$ 656.24	\$ 24,403.72
2043	\$ 13,956.58	\$ 7,088.25	\$ 2,817.10	\$ 590.69	\$ 24,452.62
2044	\$ 14,802.43	\$ 6,250.85	\$ 2,873.44	\$ 520.90	\$ 24,447.63
2045	\$ 15,648.28	\$ 5,362.71	\$ 2,930.91	\$ 446.89	\$ 24,388.80
2046	\$ 16,776.09	\$ 4,423.81	\$ 2,989.53	\$ 368.65	\$ 24,558.08
2047	\$ 17,762.92	\$ 3,417.25	\$ 3,049.32	\$ 284.77	\$ 24,514.26
2048	\$ 18,890.72	\$ 2,351.47	\$ 3,110.31	\$ 195.96	\$ 24,548.46
2049	\$ 20,300.48	\$ 1,218.03	\$ 3,172.51	\$ 101.50	\$ 24,792.52
Total	\$ 274,338.38	\$ 270,521.47	\$ 65,110.96	\$ 22,834.51	\$ 632,805.32

Notes:

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

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

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

GENERAL RETAIL – TRACT 2B PRINCIPAL ASSESSMENT: \$178,739.60

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Iron Horse Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Mesquite. The exact amount of each annual installment will be approved each year by the Mesquite City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Mesquite.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - GENERAL RETAIL – TRACT 2B

Annual Installment Due January 31,	Principal	Interest^[a]	Annual Collection Costs	Additional Interest^[b]	Total Annual Installment^[c]
2024	\$ 3,122.89	\$ 10,415.07	\$ 1,259.89	\$ 893.70	\$ 15,691.55
2025	\$ 3,306.59	\$ 10,258.93	\$ 1,285.09	\$ 878.08	\$ 15,728.69
2026	\$ 3,490.29	\$ 10,085.33	\$ 1,310.79	\$ 861.55	\$ 15,747.96
2027	\$ 3,673.99	\$ 9,902.09	\$ 1,337.01	\$ 844.10	\$ 15,757.19
2028	\$ 3,857.69	\$ 9,709.21	\$ 1,363.75	\$ 825.73	\$ 15,756.37
2029	\$ 4,041.39	\$ 9,506.68	\$ 1,391.02	\$ 806.44	\$ 15,745.53
2030	\$ 4,316.94	\$ 9,294.51	\$ 1,418.84	\$ 786.23	\$ 15,816.52
2031	\$ 4,500.64	\$ 9,046.28	\$ 1,447.22	\$ 764.65	\$ 15,758.79
2032	\$ 4,776.19	\$ 8,787.49	\$ 1,476.16	\$ 742.15	\$ 15,781.99
2033	\$ 5,051.74	\$ 8,512.86	\$ 1,505.69	\$ 718.26	\$ 15,788.55
2034	\$ 5,419.13	\$ 8,222.39	\$ 1,535.80	\$ 693.01	\$ 15,870.33
2035	\$ 5,694.68	\$ 7,910.79	\$ 1,566.52	\$ 665.91	\$ 15,837.90
2036	\$ 6,062.08	\$ 7,583.34	\$ 1,597.85	\$ 637.44	\$ 15,880.71
2037	\$ 6,337.63	\$ 7,234.77	\$ 1,629.81	\$ 607.13	\$ 15,809.34
2038	\$ 6,796.88	\$ 6,870.36	\$ 1,662.40	\$ 575.44	\$ 15,905.08
2039	\$ 7,164.28	\$ 6,479.54	\$ 1,695.65	\$ 541.45	\$ 15,880.92
2040	\$ 7,531.68	\$ 6,067.59	\$ 1,729.56	\$ 505.63	\$ 15,834.47
2041	\$ 8,082.78	\$ 5,615.69	\$ 1,764.15	\$ 467.97	\$ 15,930.60
2042	\$ 8,542.03	\$ 5,130.73	\$ 1,799.44	\$ 427.56	\$ 15,899.75
2043	\$ 9,093.12	\$ 4,618.21	\$ 1,835.43	\$ 384.85	\$ 15,931.61
2044	\$ 9,644.22	\$ 4,072.62	\$ 1,872.13	\$ 339.38	\$ 15,928.36
2045	\$ 10,195.32	\$ 3,493.96	\$ 1,909.58	\$ 291.16	\$ 15,890.03
2046	\$ 10,930.12	\$ 2,882.24	\$ 1,947.77	\$ 240.19	\$ 16,000.32
2047	\$ 11,573.07	\$ 2,226.44	\$ 1,986.72	\$ 185.54	\$ 15,971.77
2048	\$ 12,307.87	\$ 1,532.05	\$ 2,026.46	\$ 127.67	\$ 15,994.05
2049	\$ 13,226.36	\$ 793.58	\$ 2,066.99	\$ 66.13	\$ 16,153.06
Total	\$ 178,739.60	\$ 176,252.77	\$ 42,421.72	\$ 14,877.36	\$ 412,291.45

Notes:

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

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

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

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