Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2026-0025771

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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 08/20/2026 at 12:26 PM **Document Number:** 2026-0025771 **Receipt No:** 26-23721 **Amount:** $ 241.00 **Vol/Pg:** V:9569 P:284	WALK IN

STATE OF TEXAS
COUNTY OF KAUFMAN
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Mia Garrison **, Deputy**

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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BRACEWELL LLP
1445 ROSS AVE STE 3800
DALLAS, TX 75202

55|2141

INST # 2026-0025771

ORDINANCE NO. 5265

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN (SAP) AND ASSESSMENT ROLL FOR PHASE NO. 1 IMPROVEMENTS AND PHASE NOS. 2-6 MAJOR IMPROVEMENTS FOR THE POLO RIDGE PUBLIC IMPROVEMENT DISTRICT (PID) NO. 2 (THE "DISTRICT"); MAKING AND ADOPTING FINDINGS, ACCEPTING AND APPROVING THE 2026 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 April 16, 2018, after due notice, the City Council of the City of Mesquite, Texas (**"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 BDMR Development, L.L.C., a Texas limited liability company, as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (**"Act"**) and made the findings required by Sec. 372.009(b) of the Act and, by Resolution No. 24-2018 (**"Original Creation Resolution"**) adopted by a majority of the members of the City Council, authorized the Polo Ridge Public Improvement District No. 2 in accordance with its finding as to the advisability of certain public improvement projects and services; and

WHEREAS, subsequent to the passage of the Original Creation Resolution, the City determined that the boundary of the Polo Ridge Public Improvement District No. 2 as approved in the Original Creation Resolution was in error and included land that was not within the corporate limits of the City or within the extraterritorial jurisdiction of the City; and

WHEREAS, on March 18, 2019, by Resolution No. 27-2019, the City approved an amended and restated resolution authorizing and creating the Polo Ridge Public Improvement District No. 2 to include approximately 805.79 acres of land generally located South of FM 740, West of FM 2757 and North of Kelly Road in Kaufman County, Texas, and being more particularly described in Resolution No. 27-2019 (**"Amended Creation Resolution"**) to correct the boundary error and exclude land that is not within the corporate limits of the City of Mesquite, Texas (**"City"**), or within the extraterritorial jurisdiction of the City; and

WHEREAS, all references herein to the **"District"** shall mean the Polo Ridge Public Improvement District No. 2, as authorized, created and described in the Amended Creation Resolution; and

WHEREAS, on June 17, 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 allocation of the costs of the Phase No. 1 Improvements and the Phase Nos. 2-6 Major Improvements, 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 17, 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. 4687 (**"Assessment Ordinance"**) approving a Service and Assessment Plan for the District (**"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 17, 2019, the City Council authorized the issuance of the City of Mesquite Special Assessment Revenue Bonds, Series 2019 (Polo Ridge Public Improvement District No. 2 Phase No. 1 Improvement Project) and the City of Mesquite Special Assessment Revenue Bonds, Series 2019 (Polo Ridge Public Improvement District No. 2 Phase Nos. 2-6 Major Improvement Project) (together, 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 (**"Annual Service Plan Update"**); and

WHEREAS, on August 3, 2020, the City Council adopted Ordinance No. 4795 approving the Fiscal Year 2020-2021 Annual Service Plan Update and updated Assessment Roll for the District; and

WHEREAS, on August 16, 2021, the City Council adopted Ordinance No. 4885 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. 4972 approving the Fiscal Year 2022-2023 Annual Service Plan Update and updated Assessment Roll for the District; and

WHEREAS, on September 5, 2023, the City Council adopted Ordinance No. 5055 approving the Fiscal Year 2023-2024 Annual Service Plan Update and updated Assessment Roll for the District; and

WHEREAS, on August 19, 2024, the City Council adopted Ordinance No. 5128 approving the Fiscal Year 2024-2025 Annual Service Plan Update and updated Assessment Roll for the District; and

WHEREAS, on July 21, 2025, the City Council adopted Ordinance No. 5176 approving the Fiscal Year 2025 Annual Service Plan Update and updated Assessment Roll for the District; and

WHEREAS, the District's 2026 annual service plan update, attached hereto as Exhibit 1 and made a part hereof for all purposes (**"2026 Annual Service Plan Update"**), and the

2026 updated Assessment Roll, 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 2026, 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 2026 Annual Service Plan Update and the updated Assessment Roll for 2026, 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 2026 Annual Service Plan Update with updated Assessment Roll, attached hereto as Exhibit 1, 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 2026 Annual Service Plan Update and the updated Assessment Roll for 2026, attached thereto, shall be and become effective upon passage and execution hereof.

SECTION 6: Filing of Record. The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Annual Service Plan Update, to be recorded in the real property records of Dallas County and Kaufman County not later than the seventh day after the date the City Council adopts this Ordinance approving the 2026 Annual Service Plan Update.

SECTION 7: Website Posting. The City Secretary is directed to post a copy of 2026 Annual Service Plan Update, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section 26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts the 2026 Annual Service Plan Update.

SECTION 8: Appraisal District. The City Secretary is directed to cause a copy of the 2026 Annual Service Plan Update, including the Assessment Rolls, in the format required by Section 372.017(b) of the PID Act, to be submitted to the Dallas Central Appraisal District and Kaufman Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance approving the 2026 Annual Service Plan Update.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on this the 17th day of August 2026.

Kenny Green
Mayor Pro Tem

ATTEST:

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

David L. Paschall
City Attorney

THE STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this August 19, 2026.

Sonja L. Land
Notary Public, State of Texas

[NOTARY STAMP]

SONJA L. LAND
Notary Public-State of Texas
Notary ID #1913852
Commission Exp. OCT 19, 2029

NOTARY PUBLIC STATE OF TEXAS

POLO RIDGE

PUBLIC IMPROVEMENT DISTRICT NO. 2

2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 17, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Service and Assessment Plan (the "SAP").

The District was created pursuant to the PID Act by Resolution No. 24-2018 on April 16, 2018, by the governing body of the City (the "Governing Body") to finance certain Authorized Improvements for the benefit of the property in the District. The boundary of the District was changed in an amended and restated resolution approved on March 18, 2019, by Resolution No. 27-2019.

On June 17, 2019, the Governing Body approved the SAP for the District by adopting Ordinance No. 4687 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll.

On August 3, 2020, the Governing Body approved the 2020 Annual Service Plan Update for the District by adopting Ordinance No. 4795 which updated the Assessment Roll within the District for 2020.

On August 16, 2021, the Governing Body approved the 2021 Annual Service Plan Update for the District by adopting Ordinance No. 4885 which updated the Assessment Roll within the District for 2021.

On August 15, 2022, the Governing Body approved the 2022 Annual Service Plan Update for the District by adopting Ordinance No. 4972 which updated the Assessment Roll within the District for 2022.

On September 5, 2023, the Governing Body approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 5055 which updated the Assessment Roll within the District for 2023.

On August 19, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 5128 which updated the Assessment Roll within the District for 2024.

On July 21, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 5176 which updated each Assessment Roll within the District for 2025.

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 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

Phase #1

- The amended plat of Polo Ridge Addition Phase 1 was filed and recorded with the County as document number 2024-0006459 on March 6, 2024.

Phases #2-6

There have not been any recorded plats within Phases #2-6.

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See Exhibit D for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, may be available through continuing disclosure filings accessible via EMMA by searching for the District. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

Phase #1

The Phase #1 has an outstanding Assessment of $6,215,000.00.

Phase #2-6

The Phase #2-6 has an outstanding Assessment of $6,725,000.00

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records.

A debt service schedule is attached as **Exhibit B-1** and **Exhibit B-2**.

TIRZ ANNUAL CREDIT

The TIRZ No. 10 Annual Credit Amount shall only be applied, as further described in the SAP.

The TIRZ No. 10 Annual Credit Amount by Parcel is included in the corresponding Assessment Roll attached hereto as **Exhibit A-1** and **Exhibit A-2**.

ANNUAL INSTALLMENT DUE 1/31/2027

Phase #1

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is shown below.
  - ***TIRZ Credit*** - The principal and interest credit from the TIRZ No. 10 Fund for the Annual Installment is calculated on a per lot basis as shown in the Assessment Roll.
- ***Delinquency Reserve and Prepayment Reserve*** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Phase #1 Annual Installment as shown below.

Phase #1		
Due January 31, 2027		
Principal	$	160,000.00
Interest	$	315,393.76
TIRZ Credit		TBD
	$	475,393.76
Delinquency Reserve	$	18,645.00
Prepayment Reserve	$	12,430.00
Administrative Expenses	$	32,529.02
Total Annual Installment Due	**$**	**538,997.78**

- ***Administrative Expenses*** – The cost of administering the District 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 Administrative Expenses budgeted for the Annual Installment for Phase #1 is shown below.

Annual Collection Costs		
Phase #1		
P3Works Administration	$	22,515.80
City Auditor	$	1,202.30
Filing Fees	$	480.92
Collection Fee	$	2,860.00
PID Trustee Fees	$	7,825.00
Dissemination Agent	$	3,500.00
P3Works Dev/Issuer CDA Review	$	2,645.00
Collection Cost Maintenance Balance	$	10,000.00
Less CCMB from Prior Years	$	(20,000.00)
Arbitrage Calculation	$	1,500.00
Total	**$**	**32,529.02**

Phases #2-6

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is shown below.
    - ***TIRZ Credit*** - The principal and interest credit from the TIRZ No. 10 Fund for the Annual Installment is calculated on a per lot basis as shown in the Assessment Roll.

- ***Delinquency Reserve and Prepayment Reserve*** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Phase #2-6 Annual Installment as shown below.

Phases #2-6		
Due January 31, 2027		
Principal	$	155,000.00
Interest	$	402,218.76
TIRZ Credit		TBD
	$	557,218.76
Delinquency Reserve	$	20,175.00
Prepayment Reserve	$	13,450.00
Administrative Expenses	$	43,844.15
Total Annual Installment Due	**$**	**634,687.91**

- ***Administrative Expenses*** – The cost of administering the District 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 Administrative Expenses budgeted for the Annual Installment for Phase #2-6 is shown below.

Annual Collection Costs		
Phases #2-6		
P3Works Administration	$	24,302.20
City Auditor	$	1,297.70
Filing Fees	$	519.08
Collection Fee	$	5,855.00
PID Trustee Fees	$	7,825.00
Dissemination Agent	$	3,500.00
P3Works Dev/Issuer CDA Review	$	2,645.00
Collection Cost Maintenance Balance	$	10,000.00
Less CCMB from Prior Years	$	(13,599.83)
Arbitrage Calculation	$	1,500.00
Total	**$**	**43,844.15**

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Information relating to any redemptions, including extraordinary optional redemption of any PID Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for 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, and is included below:

Phase #1 Bonds						
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		$ 160,000.00	$ 165,000.00	$ 175,000.00	$ 180,000.00	$ 190,000.00
Interest		315,393.76	308,193.76	300,768.76	292,893.76	283,668.76
TIRZ No. 1 Annual Credit Amount[a]		TBD				
	(1)	$ 475,393.76	$ 473,193.76	$ 475,768.76	$ 472,893.76	$ 473,668.76
Delinquency Reserve	(2)	$ 18,645.00	$ 18,165.00	$ 17,670.00	$ 17,145.00	$ 16,605.00
Prepayment Reserve	(3)	$ 12,430.00	$ 12,110.00	$ 11,780.00	$ 11,430.00	$ 11,070.00
Administrative Expenses	(4)	$ 32,529.02	$ 41,849.60	$ 42,686.59	$ 43,540.32	$ 44,411.13
Total Annual Installment Due	**(5) = (1) + (2) + (3) + (4)**	**$ 538,997.78**	**$ 545,318.36**	**$ 547,905.35**	**$ 545,009.08**	**$ 545,754.89**

Phases #2-6 Major Improvement Bonds						
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		$ 155,000.00	$ 165,000.00	$ 170,000.00	$ 180,000.00	$ 195,000.00
Interest		402,218.76	393,887.50	385,018.76	375,881.26	365,306.26
TIRZ No. 1 Annual Credit Amount[a]		TBD				
	(1)	$ 557,218.76	$ 558,887.50	$ 555,018.76	$ 555,881.26	$ 560,306.26
Delinquency Reserve	(2)	$ 20,175.00	$ 19,710.00	$ 19,215.00	$ 18,705.00	$ 18,165.00
Prepayment Reserve	(3)	$ 13,450.00	$ 13,140.00	$ 12,810.00	$ 12,470.00	$ 12,110.00
Administrative Expenses	(4)	$ 43,844.15	$ 46,862.86	$ 47,800.12	$ 48,756.12	$ 49,731.24
Total Annual Installment Due	**(5) = (1) + (2) + (3) + (4)**	**$ 634,687.91**	**$ 638,600.36**	**$ 634,843.88**	**$ 635,812.38**	**$ 640,312.50**

Footnotes:

[a] Each year, the TIRZ No. 10 Revenue generated by each Lot shall be applied to the principal and interest portion of the Annual Installment, up to the Maximum TIRZ No. 10 Annual Credit Amount. The TIRZ No. 10 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 10 Revenue is generated.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A-1** and **Exhibit A-2**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A-1 – PHASE #1 ASSESSMENT ROLL

Property ID[a][b]	Lot Type	Note	Outstanding Assessment	Annual Installment before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2027
226022	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226163	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226164	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226165	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226166	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226167	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226168	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226169	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226170	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226171	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226172	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226173	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226174	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226175	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226176	Non-Benefited		$ -	$ -	$ -	$ -
226177	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226178	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226179	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226180	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226181	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226182	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226183	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226184	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226185	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226162	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226161	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226160	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226159	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226135	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226136	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226137	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226138	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226139	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226140	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226141	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226142	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226143	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226144	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226145	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226186	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06

Property ID[a][g]	Lot Type	Note	Outstanding Assessment	Annual Installment before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2027
226146	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226148	Non-Benefited		$ -	$ -	$ -	$ -
226149	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226150	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226151	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226152	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226153	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226154	Non-Benefited		$ -	$ -	$ -	$ -
226155	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226156	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226157	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226158	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226147	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226134	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226187	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226189	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226218	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226219	Non-Benefited		$ -	$ -	$ -	$ -
226220	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226221	Non-Benefited		$ -	$ -	$ -	$ -
226222	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226223	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226224	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226225	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226226	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226227	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226228	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226229	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226230	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226231	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226232	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226233	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226234	Non-Benefited		$ -	$ -	$ -	$ -
226235	Non-Benefited		$ -	$ -	$ -	$ -
241918	4	[d]	$ 23,580.84	$ 1,022.53	TBD	$ 1,022.53
226193	4	[d]	$ 23,580.84	$ 1,022.53	TBD	$ 1,022.53
244129	1	[e]	$ 39,301.40	$ 1,136.03	TBD	$ 1,136.03
244130	1	[e]	$ 39,301.40	$ 1,136.37	TBD	$ 1,136.37
226038	1	[e]	$ 39,301.40	$ 1,136.03	TBD	$ 1,136.03
226217	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06

Property ID[e][g]	Lot Type	Note	Outstanding Assessment	Annual Installment before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2027
226216	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226215	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226214	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226190	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226191	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226192	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226194	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226195	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226196	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226197	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226198	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226199	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226200	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226188	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226201	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226203	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226204	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226205	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226206	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226207	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226208	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226209	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226210	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226211	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226212	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226213	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226202	4		$ 23,580.84	$ 2,045.06	TBD	$ 2,045.06
226098	2	[f]	$ 36,198.66	$ 1,569.67	TBD	$ 1,569.67
247686	2	[f]	$ 36,198.66	$ 1,569.67	TBD	$ 1,569.67
226133	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226131	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226051	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226052	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226053	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226054	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226055	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226056	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226057	Non-Benefited		$ -	$ -	$ -	$ -
226058	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226059	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43

Property ID[a][c]	Lot Type	Note	Outstanding Assessment	Annual Installment before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2027
226060	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226061	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226062	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226063	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226064	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226067	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226068	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226069	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226070	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226071	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226072	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226073	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226074	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226075	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226050	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226049	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226048	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226047	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226023	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226024	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226025	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226026	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226027	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226028	*Non-Benefited*		$ -	$ -	$ -	$ -
226029	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226030	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226031	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226032	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226033	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226076	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226034	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226036	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226037	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226039	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226040	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226041	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226042	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226043	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226044	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226045	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43

Property ID[a][b]	Lot Type	Note	Outstanding Assessment	Annual Installment before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2027
226046	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226035	1		$ 39,301.40	$ 3,408.43	TBD	$ 3,408.43
226132	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226077	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226079	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226108	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226109	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226110	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226111	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226112	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226113	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226114	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226115	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226116	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226117	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226118	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226119	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226120	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226121	Non-Benefited		$ -	$ -	$ -	$ -
226122	Non-Benefited		$ -	$ -	$ -	$ -
226123	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226124	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226125	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226126	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226127	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226128	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226129	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226130	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226107	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226106	3		$ 30,613.73	$ 2,654.98	TBD	$ 2,654.98
226105	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226104	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226080	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226081	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226082	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226083	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226084	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226085	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226086	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226087	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34

Property ID[a][e]	Lot Type	Note	Outstanding Assessment	Annual Installment before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2027
226088	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226089	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226090	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226078	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226091	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226093	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226094	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226095	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226096	Non-Benefited		$ -	$ -	$ -	$ -
226097	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226099	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226100	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226101	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226102	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226103	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
226092	2		$ 36,198.66	$ 3,139.34	TBD	$ 3,139.34
Total[b][c]			**$ 6,215,000.00**	**$ 538,998.04**	**TBD**	**$ 538,998.04**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Totals may not add or match the Service Plan or Annual Installment Schedule due to rounding or prepaid unredeemed bonds.

[c] The total principal and interest credit from the TIRZ No. 10 Fund for the Annual Installment is TBD.

[d] Undivided interest of parent Property ID 241917 located at 9617 Chesney Dr, billed 50% to Property ID 226193 and 50% to Property ID 241918.

[e] Undivided interest of parent Property ID 244128 located at 9900 Aiken Ct, billed 33% to Property ID 226038, 33% to Property ID 244129, and 33% to Property ID 244130.

[f] Undivided interest of parent Property ID 247685 located at 9829 Chesney Dr, billed 50% to Property ID 226098 and 50% to Property ID 247686.

[g] *The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed* to the owner of the Parcel or Lot.

EXHIBIT A-2 – PHASE #2-6 ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2027
187225	Phases #2-6	$ 6,725,000.00	$ 634,687.91	TBD	$ 634,687.91
Total[b]		**$ 6,725,000.00**	**$ 634,687.91**	**TBD**	**$ 634,687.91**

Footnotes:

[a] The entirety of Phases #2-6 is contained within Property ID 187225 in Kaufman County. For billing purposes, the Phases #2-6 Annual Installment due 1/31/2027 shall be allocated pro rata based on acreage. Property IDs preliminary and subject to change prior to billing.

[b] The total principal and interest credit from the TIRZ No. 10 Fund for the Annual Installment is TBD.

EXHIBIT B-1 – PHASE #1 BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

Year Ending (September 15)	Principal	Interest	Total
2019	-	$ 56,581.22	$ 56,581.22
2020	-	351,193.76	351,193.76
2021	$ 125,000.00	351,193.76	476,193.76
2022	130,000.00	345,881.26	475,881.26
2023	135,000.00	340,356.26	475,356.26
2024	140,000.00	334,618.76	474,618.76
2025	145,000.00	328,668.76	473,668.76
2026	150,000.00	322,143.76	472,143.76
2027	160,000.00	315,393.76	475,393.76
2028	165,000.00	308,193.76	473,193.76
2029	175,000.00	300,768.76	475,768.76
2030	180,000.00	292,893.76	472,893.76
2031	190,000.00	283,668.76	473,668.76
2032	200,000.00	273,931.26	473,931.26
2033	210,000.00	263,681.26	473,681.26
2034	225,000.00	252,918.76	477,918.76
2035	235,000.00	241,387.50	476,387.50
2036	245,000.00	229,343.76	474,343.76
2037	260,000.00	216,787.50	476,787.50
2038	275,000.00	203,462.50	478,462.50
2039	290,000.00	189,368.76	479,368.76
2040	305,000.00	174,506.26	479,506.26
2041	320,000.00	158,875.00	478,875.00
2042	340,000.00	142,475.00	482,475.00
2043	355,000.00	125,050.00	480,050.00
2044	375,000.00	106,856.26	481,856.26
2045	395,000.00	87,637.50	482,637.50
2046	415,000.00	67,393.76	482,393.76
2047	440,000.00	46,125.00	486,125.00
2048	460,000.00	23,575.00	483,575.00
Total	$7,040,000.00	$6,734,931.42	$13,774,931.42

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EXHIBIT B-2 – PHASE #2-6 MAJOR IMPROVEMENT BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

Year Ending (September 15)	Principal	Interest	Total
2019	-	$ 71,315.83	$ 71,315.83
2020	-	442,650.00	442,650.00
2021	$115,000.00	442,650.00	557,650.00
2022	120,000.00	436,756.26	556,756.26
2023	125,000.00	430,606.26	555,606.26
2024	130,000.00	424,200.00	554,200.00
2025	140,000.00	417,537.50	557,537.50
2026	145,000.00	410,012.50	555,012.50
2027	155,000.00	402,218.76	557,218.76
2028	165,000.00	393,887.50	558,887.50
2029	170,000.00	385,018.76	555,018.76
2030	180,000.00	375,881.26	555,881.26
2031	195,000.00	365,306.26	560,306.26
2032	205,000.00	353,850.00	558,850.00
2033	215,000.00	341,806.26	556,806.26
2034	230,000.00	329,175.00	559,175.00
2035	245,000.00	315,662.50	560,662.50
2036	260,000.00	301,268.76	561,268.76
2037	275,000.00	285,993.76	560,993.76
2038	290,000.00	269,837.50	559,837.50
2039	310,000.00	252,800.00	562,800.00
2040	330,000.00	234,587.50	564,587.50
2041	350,000.00	214,375.00	564,375.00
2042	370,000.00	192,937.50	562,937.50
2043	395,000.00	170,275.00	565,275.00
2044	420,000.00	146,081.26	566,081.26
2045	445,000.00	120,356.26	565,356.26
2046	475,000.00	93,100.00	568,100.00
2047	505,000.00	64,006.26	569,006.26
2048	540,000.00	33,075.00	573,075.00
Total	$7,500,000.00	$8,717,228.45	$16,217,228.45

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EXHIBIT C – LOT TYPE CLASSIFICATION MAP

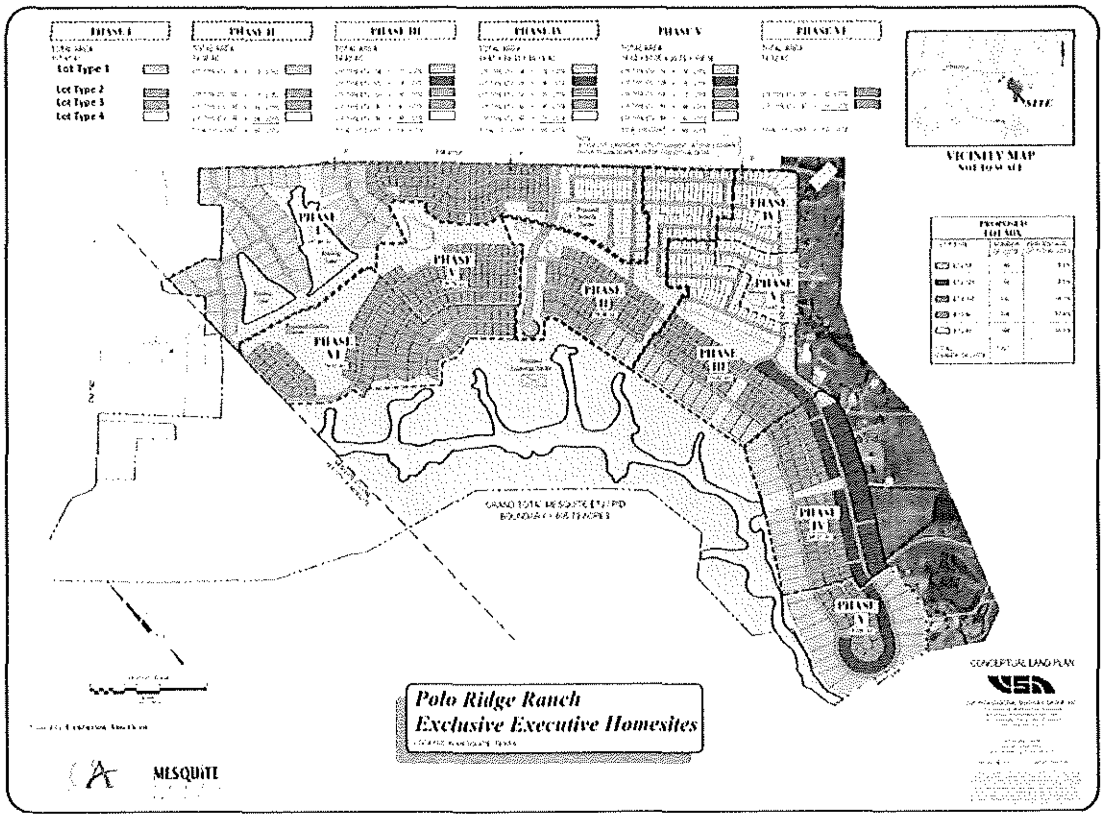

EXHIBIT D – BUYER DISCLOSURES

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

- Phase #1
  - Lot Type 1
  - Lot Type 2
  - Lot Type 3
  - Lot Type 4
- Phases #2-6
  - Initial Parcel

POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 – PHASE #1 – LOT TYPE 1 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 372.005), 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 RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

PHASE #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: $39,301.40

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Polo Ridge Public Improvement District No. 2*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

ANNUAL INSTALLMENTS - PHASE #1 LOT TYPE 1

Installment Due 1/31	Principal	Interest[a]	Delinquency Reserve	Prepayment Reserve	Administrative Expenses	Total Annual Installment Due[b]
2027	$ 1,011.78	$ 1,994.44	$ 117.90	$ 78.60	$ 205.70	$ 3,408.43
2028	$ 1,043.40	$ 1,948.91	$ 114.87	$ 76.58	$ 264.64	$ 3,448.40
2029	$ 1,106.64	$ 1,901.95	$ 111.74	$ 74.49	$ 269.93	$ 3,464.75
2030	$ 1,138.25	$ 1,852.15	$ 108.42	$ 72.28	$ 275.33	$ 3,446.44
2031	$ 1,201.49	$ 1,793.82	$ 105.00	$ 70.00	$ 280.84	$ 3,451.16
2032	$ 1,264.73	$ 1,732.24	$ 101.40	$ 67.60	$ 286.46	$ 3,452.43
2033	$ 1,327.96	$ 1,667.42	$ 97.61	$ 65.07	$ 292.19	$ 3,450.25
2034	$ 1,422.82	$ 1,599.37	$ 93.62	$ 62.41	$ 298.03	$ 3,476.25
2035	$ 1,486.05	$ 1,526.45	$ 89.35	$ 59.57	$ 303.99	$ 3,465.41
2036	$ 1,549.29	$ 1,450.29	$ 84.89	$ 56.60	$ 310.07	$ 3,451.14
2037	$ 1,644.15	$ 1,370.89	$ 80.25	$ 53.50	$ 316.27	$ 3,465.05
2038	$ 1,739.00	$ 1,286.62	$ 75.31	$ 50.21	$ 322.60	$ 3,473.74
2039	$ 1,833.85	$ 1,197.50	$ 70.10	$ 46.73	$ 329.05	$ 3,477.23
2040	$ 1,928.71	$ 1,103.51	$ 64.60	$ 43.06	$ 335.63	$ 3,475.51
2041	$ 2,023.56	$ 1,004.67	$ 58.81	$ 39.21	$ 342.34	$ 3,468.59
2042	$ 2,150.04	$ 900.96	$ 52.74	$ 35.16	$ 349.19	$ 3,488.08
2043	$ 2,244.89	$ 790.77	$ 46.29	$ 30.86	$ 356.17	$ 3,468.98
2044	$ 2,371.36	$ 675.72	$ 39.55	$ 26.37	$ 363.30	$ 3,476.30
2045	$ 2,497.84	$ 554.19	$ 32.44	$ 21.63	$ 370.56	$ 3,476.65
2046	$ 2,624.31	$ 426.17	$ 24.95	$ 16.63	$ 377.97	$ 3,470.03
2047	$ 2,782.40	$ 291.68	$ 17.07	$ 11.38	$ 385.53	$ 3,488.07
2048	$ 2,908.87	$ 149.08	$ 8.73	$ 5.82	$ 393.24	$ 3,465.74
Total	**$ 39,301.40**	**$ 27,218.79**	**$ 1,595.64**	**$ 1,063.76**	**$ 7,029.04**	**$ 76,208.64**

Footnotes:

[a] Interest is calculated at 4.250%, 4.50%, and 5.125% for term bonds maturing in 2024, 2029, and 2048 respectively.

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

POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 – PHASE #1 – LOT TYPE 2 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 372.005), 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 RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

PHASE #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: $36,198.66

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Polo Ridge Public Improvement District No. 2*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

ANNUAL INSTALLMENTS - PHASE #1 LOT TYPE 2

Installment Due 1/31	Principal	Interest[a]	Delinquency Reserve	Prepayment Reserve	Administrative Expenses	Total Annual Installment Due[b]
2027	$ 931.90	$ 1,836.98	$ 108.60	$ 72.40	$ 189.46	$ 3,139.34
2028	$ 961.03	$ 1,795.04	$ 105.80	$ 70.53	$ 243.75	$ 3,176.15
2029	$ 1,019.27	$ 1,751.80	$ 102.92	$ 68.61	$ 248.62	$ 3,191.22
2030	$ 1,048.39	$ 1,705.93	$ 99.86	$ 66.57	$ 253.60	$ 3,174.35
2031	$ 1,106.64	$ 1,652.20	$ 96.71	$ 64.48	$ 258.67	$ 3,178.70
2032	$ 1,164.88	$ 1,595.49	$ 93.39	$ 62.26	$ 263.84	$ 3,179.87
2033	$ 1,223.12	$ 1,535.79	$ 89.90	$ 59.93	$ 269.12	$ 3,177.86
2034	$ 1,310.49	$ 1,473.10	$ 86.23	$ 57.49	$ 274.50	$ 3,201.81
2035	$ 1,368.73	$ 1,405.94	$ 82.30	$ 54.87	$ 279.99	$ 3,191.83
2036	$ 1,426.98	$ 1,335.79	$ 78.19	$ 52.13	$ 285.59	$ 3,178.68
2037	$ 1,514.34	$ 1,262.66	$ 73.91	$ 49.27	$ 291.30	$ 3,191.49
2038	$ 1,601.71	$ 1,185.05	$ 69.37	$ 46.25	$ 297.13	$ 3,199.50
2039	$ 1,689.08	$ 1,102.96	$ 64.56	$ 43.04	$ 303.07	$ 3,202.71
2040	$ 1,776.44	$ 1,016.39	$ 59.50	$ 39.66	$ 309.13	$ 3,201.13
2041	$ 1,863.81	$ 925.35	$ 54.17	$ 36.11	$ 315.32	$ 3,194.75
2042	$ 1,980.30	$ 829.83	$ 48.58	$ 32.38	$ 321.62	$ 3,212.71
2043	$ 2,067.66	$ 728.34	$ 42.63	$ 28.42	$ 328.05	$ 3,195.12
2044	$ 2,184.15	$ 622.37	$ 36.43	$ 24.29	$ 334.62	$ 3,201.86
2045	$ 2,300.64	$ 510.44	$ 29.88	$ 19.92	$ 341.31	$ 3,202.18
2046	$ 2,417.13	$ 392.53	$ 22.98	$ 15.32	$ 348.13	$ 3,196.08
2047	$ 2,562.74	$ 268.65	$ 15.73	$ 10.48	$ 355.10	$ 3,212.69
2048	$ 2,679.23	$ 137.31	$ 8.04	$ 5.36	$ 362.20	$ 3,192.13
Total	**$ 36,198.66**	**$ 25,069.94**	**$ 1,469.67**	**$ 979.78**	**$ 6,474.12**	**$ 70,192.17**

Footnotes:

[a] Interest is calculated at 4.250%, 4.50%, and 5.125% for term bonds maturing in 2024, 2029, and 2048 respecti

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

POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 – PHASE #1 – LOT TYPE 3 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 372.005), 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 RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

PHASE #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: $30,613.73

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Polo Ridge Public Improvement District No. 2*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

ANNUAL INSTALLMENTS - PHASE #1 LOT TYPE 3

Installment Due 1/31	Principal	Interest[a]	Delinquency Reserve	Prepayment Reserve	Administrative Expenses	Total Annual Installment Due[b]
2027	$ 788.12	$ 1,553.56	$ 91.84	$ 61.23	$ 160.23	$ 2,654.98
2028	$ 812.75	$ 1,518.09	$ 89.48	$ 59.65	$ 206.14	$ 2,686.12
2029	$ 862.01	$ 1,481.52	$ 87.04	$ 58.03	$ 210.26	$ 2,698.86
2030	$ 886.64	$ 1,442.73	$ 84.45	$ 56.30	$ 214.47	$ 2,684.60
2031	$ 935.90	$ 1,397.29	$ 81.79	$ 54.53	$ 218.76	$ 2,688.27
2032	$ 985.16	$ 1,349.33	$ 78.98	$ 52.66	$ 223.13	$ 2,689.26
2033	$ 1,034.41	$ 1,298.84	$ 76.03	$ 50.69	$ 227.60	$ 2,687.56
2034	$ 1,108.30	$ 1,245.82	$ 72.93	$ 48.62	$ 232.15	$ 2,707.82
2035	$ 1,157.56	$ 1,189.02	$ 69.60	$ 46.40	$ 236.79	$ 2,699.37
2036	$ 1,206.82	$ 1,129.70	$ 66.13	$ 44.09	$ 241.53	$ 2,688.26
2037	$ 1,280.70	$ 1,067.85	$ 62.51	$ 41.67	$ 246.36	$ 2,699.09
2038	$ 1,354.59	$ 1,002.21	$ 58.67	$ 39.11	$ 251.29	$ 2,705.86
2039	$ 1,428.48	$ 932.79	$ 54.60	$ 36.40	$ 256.31	$ 2,708.58
2040	$ 1,502.36	$ 859.58	$ 50.32	$ 33.54	$ 261.44	$ 2,707.24
2041	$ 1,576.25	$ 782.58	$ 45.81	$ 30.54	$ 266.67	$ 2,701.85
2042	$ 1,674.77	$ 701.80	$ 41.08	$ 27.39	$ 272.00	$ 2,717.03
2043	$ 1,748.65	$ 615.97	$ 36.06	$ 24.04	$ 277.44	$ 2,702.16
2044	$ 1,847.17	$ 526.35	$ 30.81	$ 20.54	$ 282.99	$ 2,707.86
2045	$ 1,945.68	$ 431.68	$ 25.27	$ 16.85	$ 288.65	$ 2,708.13
2046	$ 2,044.20	$ 331.97	$ 19.43	$ 12.95	$ 294.42	$ 2,702.97
2047	$ 2,167.34	$ 227.20	$ 13.30	$ 8.87	$ 300.31	$ 2,717.02
2048	$ 2,265.86	$ 116.13	$ 6.80	$ 4.53	$ 306.32	$ 2,699.63
Total	**$ 30,613.73**	**$ 21,202.01**	**$ 1,242.92**	**$ 828.61**	**$ 5,475.25**	**$ 59,362.52**

Footnotes:

[a] Interest is calculated at 4.250%, 4.50%, and 5.125% for term bonds maturing in 2024, 2029, and 2048 respectively.

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

POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 – PHASE #1 – LOT TYPE 4
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 372.005), 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 RECORDING[1] RETURN TO:

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

____
STREET ADDRESS

PHASE #1 LOT TYPE 4 PRINCIPAL ASSESSMENT: $23,580.84

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Polo Ridge Public Improvement District No. 2*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

ANNUAL INSTALLMENTS - PHASE #1 LOT TYPE 4

Installment Due 1/31	Principal	Interest[a]	Delinquency Reserve	Prepayment Reserve	Administrative Expenses	Total Annual Installment Due[b]
2027	$ 607.07	$ 1,196.66	$ 70.74	$ 47.16	$ 123.42	$ 2,045.06
2028	$ 626.04	$ 1,169.34	$ 68.92	$ 45.95	$ 158.79	$ 2,069.04
2029	$ 663.98	$ 1,141.17	$ 67.04	$ 44.70	$ 161.96	$ 2,078.85
2030	$ 682.95	$ 1,111.29	$ 65.05	$ 43.37	$ 165.20	$ 2,067.86
2031	$ 720.89	$ 1,076.29	$ 63.00	$ 42.00	$ 168.50	$ 2,070.69
2032	$ 758.84	$ 1,039.35	$ 60.84	$ 40.56	$ 171.87	$ 2,071.46
2033	$ 796.78	$ 1,000.45	$ 58.56	$ 39.04	$ 175.31	$ 2,070.15
2034	$ 853.69	$ 959.62	$ 56.17	$ 37.45	$ 178.82	$ 2,085.75
2035	$ 891.63	$ 915.87	$ 53.61	$ 35.74	$ 182.39	$ 2,079.25
2036	$ 929.57	$ 870.17	$ 50.94	$ 33.96	$ 186.04	$ 2,070.68
2037	$ 986.49	$ 822.53	$ 48.15	$ 32.10	$ 189.76	$ 2,079.03
2038	$ 1,043.40	$ 771.97	$ 45.19	$ 30.13	$ 193.56	$ 2,084.25
2039	$ 1,100.31	$ 718.50	$ 42.06	$ 28.04	$ 197.43	$ 2,086.34
2040	$ 1,157.23	$ 662.11	$ 38.76	$ 25.84	$ 201.38	$ 2,085.31
2041	$ 1,214.14	$ 602.80	$ 35.29	$ 23.52	$ 205.41	$ 2,081.15
2042	$ 1,290.02	$ 540.58	$ 31.64	$ 21.10	$ 209.51	$ 2,092.85
2043	$ 1,346.93	$ 474.46	$ 27.77	$ 18.52	$ 213.70	$ 2,081.39
2044	$ 1,422.82	$ 405.43	$ 23.73	$ 15.82	$ 217.98	$ 2,085.78
2045	$ 1,498.70	$ 332.51	$ 19.46	$ 12.98	$ 222.34	$ 2,085.99
2046	$ 1,574.59	$ 255.70	$ 14.97	$ 9.98	$ 226.78	$ 2,082.02
2047	$ 1,669.44	$ 175.01	$ 10.24	$ 6.83	$ 231.32	$ 2,092.84
2048	$ 1,745.32	$ 89.45	$ 5.24	$ 3.49	$ 235.95	$ 2,079.44
Total	**$ 23,580.84**	**$ 16,331.28**	**$ 957.39**	**$ 638.26**	**$ 4,217.43**	**$ 45,725.19**

Footnotes:

[a] Interest is calculated at 4.250%, 4.50%, and 5.125% for term bonds maturing in 2024, 2029, and 2048 respective

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

POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 – PHASES #2-6 – INITIAL PARCEL 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 372.005), 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 RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

PHASES #2-6 INITIAL PARCEL PRINCIPAL ASSESSMENT: $6,725,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Mesquite, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Polo Ridge Public Improvement District No. 2*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman 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:

SIGNATURE OF PURCHASER

DATE:

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:

SIGNATURE OF SELLER

DATE:

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 Kaufman 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 Kaufman County.

ANNUAL INSTALLMENTS - PHASES #2-6 INITIAL PARCEL

Installment Due 1/31	Principal	Interest[a]	Delinquency Reserve	Prepayment Reserve	Administrative Expenses	Total Annual Installment Due[b]
2027	$ 155,000.00	$ 402,218.76	$ 20,175.00	$ 13,450.00	$ 43,844.15	$ 634,687.91
2028	$ 165,000.00	$ 393,887.50	$ 19,710.00	$ 13,140.00	$ 46,862.86	$ 638,600.36
2029	$ 170,000.00	$ 385,018.76	$ 19,215.00	$ 12,810.00	$ 47,800.12	$ 634,843.88
2030	$ 180,000.00	$ 375,881.26	$ 18,705.00	$ 12,470.00	$ 48,756.12	$ 635,812.38
2031	$ 195,000.00	$ 365,306.26	$ 18,165.00	$ 12,110.00	$ 49,731.24	$ 640,312.50
2032	$ 205,000.00	$ 353,850.00	$ 17,580.00	$ 11,720.00	$ 50,725.87	$ 638,875.87
2033	$ 215,000.00	$ 341,806.26	$ 16,965.00	$ 11,310.00	$ 51,740.38	$ 636,821.64
2034	$ 230,000.00	$ 329,175.00	$ 16,320.00	$ 10,880.00	$ 52,775.19	$ 639,150.19
2035	$ 245,000.00	$ 315,662.50	$ 15,630.00	$ 10,420.00	$ 53,830.70	$ 640,543.20
2036	$ 260,000.00	$ 301,268.76	$ 14,895.00	$ 9,930.00	$ 54,907.31	$ 641,001.07
2037	$ 275,000.00	$ 285,993.76	$ 14,115.00	$ 9,410.00	$ 56,005.46	$ 640,524.22
2038	$ 290,000.00	$ 269,837.50	$ 13,290.00	$ 8,860.00	$ 57,125.56	$ 639,113.06
2039	$ 310,000.00	$ 252,800.00	$ 12,420.00	$ 8,280.00	$ 58,268.08	$ 641,768.08
2040	$ 330,000.00	$ 234,587.50	$ 11,490.00	$ 7,660.00	$ 59,433.44	$ 643,170.94
2041	$ 350,000.00	$ 214,375.00	$ 10,500.00	$ 7,000.00	$ 60,622.11	$ 642,497.11
2042	$ 370,000.00	$ 192,937.50	$ 9,450.00	$ 6,300.00	$ 61,834.55	$ 640,522.05
2043	$ 395,000.00	$ 170,275.00	$ 8,340.00	$ 5,560.00	$ 63,071.24	$ 642,246.24
2044	$ 420,000.00	$ 146,081.26	$ 7,155.00	$ 4,770.00	$ 64,332.66	$ 642,338.92
2045	$ 445,000.00	$ 120,356.26	$ 5,895.00	$ 3,930.00	$ 65,619.32	$ 640,800.58
2046	$ 475,000.00	$ 93,100.00	$ 4,560.00	$ 3,040.00	$ 66,931.70	$ 642,631.70
2047	$ 505,000.00	$ 64,006.26	$ 3,135.00	$ 2,090.00	$ 68,270.34	$ 642,501.60
2048	$ 540,000.00	$ 33,075.00	$ 1,620.00	$ 1,080.00	$ 69,635.74	$ 645,410.74
Total	**$ 6,725,000.00**	**$ 5,641,500.10**	**$ 279,330.00**	**$ 186,220.00**	**$ 1,252,124.12**	**$ 14,084,174.22**

Footnotes:

[a] Interest is calculated at a 5.125%, 5.375%, 5.875% and 6.125% rate for term bonds maturing in 2024, 2029, 2039 and 2048 respectively.

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