



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

JULY 17, 2023

TABLE OF CONTENTS

Table of Contents.....	1
Section 1: Definitions.....	2
Section 2: Introduction.....	6
Section 3: Description and Maps.....	8
Section 4: Proposed Changes to Ordinances, Plans, Codes, Rules, and Regulations.....	8
Section 5: Relocation of Displaced Persons.....	8
Section 6: Estimated Non-Project Costs.....	9
Section 7: Proposed Public Improvements.....	9
Section 8: Estimated Project Costs.....	10
Section 9: Economic Feasibility.....	11
Section 10: Estimated Bonded Indebtedness.....	11
Section 11: Appraised Value.....	11
Section 12: Method of Financing.....	12
Section 13: Duration of the Zone, Termination.....	13
List of Exhibits.....	14
Exhibit A – Map of the Zone.....	15
Exhibit B – Non-Project Costs.....	16
Exhibit C – List of Project Costs.....	17
Exhibit D – Estimated Timeline of Incurred Project Costs.....	18
Exhibit E-1 – Master Feasibility Study.....	19
Exhibit E-2 – Improvement Area A-1.1 Feasibility Study.....	20
Exhibit E-3 – Improvement Area A-1.2 Feasibility Study.....	21
Exhibit E-4 – Improvement Area A-1.3 Feasibility Study.....	22
Exhibit E-5 – Improvement Area C-1 Feasibility Study.....	23
Exhibit E-6 – Improvement Area C-2 Feasibility Study.....	24
Exhibit E-7 – Improvement Area C-3 Feasibility Study.....	25
Exhibit F – Legal Description.....	26
Exhibit G – Land Use Map.....	28
Exhibit H – Map of the Public Improvements.....	29

SECTION 1: DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 2: INTRODUCTION

2.1 Authority and Purpose

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

2.2 Eligibility Requirements

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

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

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

2.3 The Zone

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

2.4 Preliminary Plan and Hearing

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

2.5 Creation of the Zone

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

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

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

2.6 Board Recommendations

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

SECTION 3: DESCRIPTION AND MAPS

3.1 Existing Uses and Conditions

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

3.2 Proposed Uses

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

3.3 Legal Description

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

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

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

SECTION 5: RELOCATION OF DISPLACED PERSONS

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

SECTION 6: ESTIMATED NON-PROJECT COSTS

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

SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

7.1 Categories of Public Improvements

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

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

7.2 Location of Public Improvements

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

SECTION 8: ESTIMATED PROJECT COSTS

8.1 Project Costs

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

i. Administrative Costs

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

ii. Improvement Area A-1 Project Costs

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

iii. Improvement Area C-1 Project Costs

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

iv. Improvement Area C-2 Project Costs

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

v. Improvement Area C-3 Project Costs

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

vi. Other Project Costs

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

8.2 Estimated Timeline of Incurred Costs

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

SECTION 9: ECONOMIC FEASIBILITY

9.1 Feasibility Study

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

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

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

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

SECTION 11: APPRAISED VALUE

11.1 Tax Increment Base

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

11.2 Estimated Captured Appraised Value

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

SECTION 12: METHOD OF FINANCING

12.1 TIRZ Fund Contributions

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

12.2 TIRZ Fund Allocation

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

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

12.3 Funding Mechanisms

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

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

SECTION 13: DURATION OF THE ZONE, TERMINATION

13.1 Duration

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

13.2 Termination

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

LIST OF EXHIBITS

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

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

EXHIBIT B – NON-PROJECT COSTS

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

EXHIBIT C – LIST OF PROJECT COSTS

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

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

Footnotes:

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

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

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

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

Zone Year	Calendar Year	TIRZ Fund Projects					
		Admin Costs	Wildlife Mitigation Services ^[a]	Actual TIRZ Credit to PID ^[b]	Public Improvements		City Projects
					\$3 Million Reimbursement ^[c]	Developer Projects	
Base	2021						
1	2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2023	\$ 30,202	\$ -	\$ -	\$ -	\$ -	\$ -
3	2024	\$ 30,806	\$ -	\$ -	\$ -	\$ -	\$ -
4	2025	\$ 31,422	\$ -	\$ 302,443	\$ 437,928	\$ -	\$ -
5	2026	\$ 32,051	\$ -	\$ 695,242	\$ 1,540,215	\$ -	\$ -
6	2027	\$ 32,692	\$ -	\$ 750,520	\$ 1,021,857	\$ 611,006	\$ 73,559
7	2028	\$ 33,345	\$ -	\$ 750,520	\$ -	\$ 1,611,895	\$ 189,954
8	2029	\$ 34,012	\$ -	\$ 750,520	\$ -	\$ 1,682,479	\$ 196,745
9	2030	\$ 34,693	\$ -	\$ 750,520	\$ -	\$ 1,755,187	\$ 203,740
10	2031	\$ 35,386	\$ -	\$ 750,520	\$ -	\$ 1,754,564	\$ 203,669
11	2032	\$ 36,094	\$ -	\$ 750,520	\$ -	\$ 1,753,928	\$ 203,598
12	2033	\$ 36,816	\$ -	\$ 750,520	\$ -	\$ 1,828,798	\$ 210,800
13	2034	\$ 37,552	\$ -	\$ 750,520	\$ -	\$ 1,905,920	\$ 218,220
14	2035	\$ 38,303	\$ -	\$ 750,520	\$ -	\$ 1,965,204	\$ 246,022
15	2036	\$ 39,070	\$ -	\$ 750,520	\$ -	\$ 1,038,986	\$ 1,261,946
16	2037	\$ 39,851	\$ -	\$ 750,520	\$ -	\$ 523,321	\$ 1,870,016
17	2038	\$ 40,648	\$ -	\$ 750,520	\$ -	\$ 547,100	\$ 1,941,421
18	2039	\$ 41,461	\$ -	\$ 750,520	\$ -	\$ 495,194	\$ 2,091,375
19	2040	\$ 42,290	\$ -	\$ 750,520	\$ -	\$ 453,662	\$ 2,233,905
20	2041	\$ 43,136	\$ -	\$ 750,520	\$ -	\$ 453,420	\$ 2,233,301
21	2042	\$ 43,999	\$ -	\$ 750,520	\$ -	\$ 453,173	\$ 2,232,685
22	2043	\$ 44,879	\$ -	\$ 750,520	\$ -	\$ 343,867	\$ 2,445,993
23	2044	\$ 45,776	\$ -	\$ 750,520	\$ -	\$ 228,593	\$ 2,668,398
24	2045	\$ 46,692	\$ -	\$ 750,520	\$ -	\$ -	\$ 3,007,344
25	2046	\$ 47,626	\$ -	\$ 750,520	\$ -	\$ -	\$ 3,121,017
26	2047	\$ 48,578	\$ -	\$ 750,520	\$ -	\$ -	\$ 3,238,110
27	2048	\$ 49,550	\$ -	\$ 750,520	\$ -	\$ -	\$ 3,230,168
28	2049	\$ 50,541	\$ -	\$ 750,520	\$ -	\$ -	\$ 3,482,969
29	2050	\$ 51,551	\$ -	\$ 750,520	\$ -	\$ -	\$ 3,610,949
30	2051	\$ 52,582	\$ -	\$ 750,520	\$ -	\$ -	\$ 3,609,918
31	2052	\$ 53,634	\$ -	\$ 750,520	\$ -	\$ -	\$ 3,608,866
32	2053	\$ 54,707	\$ -	\$ -	\$ -	\$ -	\$ 4,491,175
33	2054	\$ 55,801	\$ -	\$ -	\$ -	\$ -	\$ 4,626,927
34	2055	\$ 56,917	\$ -	\$ -	\$ -	\$ -	\$ 4,766,764
35	2056	\$ 58,055	\$ -	\$ -	\$ -	\$ -	\$ 4,910,806
36	2057	\$ 59,216	\$ -	\$ -	\$ -	\$ -	\$ 5,059,181
37	2058	\$ 60,401	\$ -	\$ -	\$ -	\$ -	\$ 5,212,019
38	2059	\$ 61,609	\$ -	\$ -	\$ -	\$ -	\$ 5,369,454
39	2060	\$ 62,841	\$ -	\$ -	\$ -	\$ -	\$ 5,531,624
40	2061	\$ 64,098	\$ -	\$ -	\$ -	\$ -	\$ 5,530,368
41	2062	\$ 65,380	\$ -	\$ -	\$ -	\$ -	\$ 5,529,086
42	2063	\$ 66,687	\$ -	\$ -	\$ -	\$ -	\$ 5,696,082
43	2064	\$ 68,021	\$ -	\$ -	\$ -	\$ -	\$ 5,868,102
44	2065	\$ 69,381	\$ -	\$ -	\$ -	\$ -	\$ 6,045,296
45	2066	\$ 70,769	\$ -	\$ -	\$ -	\$ -	\$ 6,227,819
46	2067	\$ 72,184	\$ -	\$ -	\$ -	\$ -	\$ 6,415,832
47	2068	\$ 73,628	\$ -	\$ -	\$ -	\$ -	\$ 6,609,499
48	2069	\$ 75,101	\$ -	\$ -	\$ -	\$ -	\$ 6,808,990
49	2070	\$ 76,603	\$ -	\$ -	\$ -	\$ -	\$ 7,014,482
50	2071	\$ 78,135	\$ -	\$ -	\$ -	\$ -	\$ 7,012,949
Total		\$ 2,474,770		\$ 20,511,206	\$ 3,000,000	\$ 19,406,298	\$ 156,361,143

Footnotes:

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

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

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

EXHIBIT E-1 – MASTER FEASIBILITY STUDY

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

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

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

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Improvement Area #A-1.1 - Feasibility Study														
Zone Year	Calendar Year	Value Growth/Year ^[a]	Total Added Development Value ^[a]	Total New Taxable Value	Total Incremental Value	City				TIRZ Fund Projects				
						TIRZ Contribution		Total TIRZ Fund Contribution		Admin Costs	Actual TIRZ Credit to PID ^[b]	\$3 Million Reimbursement	Developer Projects Account ^{[c],[d]}	City Projects
						%	Annual	Cumulative	Annual					
Base	2021		\$ 823,705	\$ 823,705	\$ 823,705	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2022	3%	\$ -	\$ 848,416	\$ 24,711	60%	\$ 98	\$ 98	\$ 98	\$ 98	\$ 5,000	\$ -	\$ -	\$ -
2	2023	3%	\$ -	\$ 873,868	\$ 50,164	60%	\$ 198	\$ 296	\$ 198	\$ 296	\$ 5,100	\$ -	\$ -	\$ -
3	2024	3%	\$ 126,912,480	\$ 127,812,564	\$ 126,988,860	60%	\$ 501,459	\$ 501,754	\$ 501,459	\$ 501,754	\$ 5,202	\$ 133,848	\$ 352,604	\$ -
4	2025	3%	\$ -	\$ 131,646,941	\$ 130,823,237	60%	\$ 516,600	\$ 1,018,354	\$ 516,600	\$ 1,018,354	\$ 5,306	\$ 133,848	\$ 377,446	\$ -
5	2026	3%	\$ -	\$ 135,596,349	\$ 134,772,645	60%	\$ 532,196	\$ 1,550,550	\$ 532,196	\$ 1,550,550	\$ 5,412	\$ 133,848	\$ 235,301	\$ 157,634
6	2027	3%	\$ -	\$ 139,664,240	\$ 138,840,535	60%	\$ 548,259	\$ 2,098,809	\$ 548,259	\$ 2,098,809	\$ 5,520	\$ 133,848	\$ -	\$ 408,890
7	2028	3%	\$ -	\$ 143,854,167	\$ 143,030,463	60%	\$ 564,804	\$ 2,663,613	\$ 564,804	\$ 2,663,613	\$ 5,631	\$ 133,848	\$ -	\$ 425,325
8	2029	3%	\$ -	\$ 148,169,792	\$ 147,346,088	60%	\$ 581,846	\$ 3,245,460	\$ 581,846	\$ 3,245,460	\$ 5,743	\$ 133,848	\$ -	\$ 442,255
9	2030	0.00%	\$ -	\$ 148,169,792	\$ 147,346,088	60%	\$ 581,846	\$ 3,827,306	\$ 581,846	\$ 3,827,306	\$ 5,858	\$ 133,848	\$ -	\$ 442,140
10	2031	0.00%	\$ -	\$ 148,169,792	\$ 147,346,088	60%	\$ 581,846	\$ 4,409,152	\$ 581,846	\$ 4,409,152	\$ 5,975	\$ 133,848	\$ -	\$ 442,022
11	2032	3%	\$ -	\$ 152,614,886	\$ 151,791,181	60%	\$ 599,399	\$ 5,008,551	\$ 599,399	\$ 5,008,551	\$ 6,095	\$ 133,848	\$ -	\$ 459,456
12	2033	3%	\$ -	\$ 157,193,333	\$ 156,369,628	60%	\$ 617,479	\$ 5,626,030	\$ 617,479	\$ 5,626,030	\$ 6,217	\$ 133,848	\$ -	\$ 477,414
13	2034	3%	\$ -	\$ 161,909,133	\$ 161,085,428	60%	\$ 636,101	\$ 6,262,130	\$ 636,101	\$ 6,262,130	\$ 6,341	\$ 133,848	\$ -	\$ 475,751
14	2035	3%	\$ -	\$ 166,766,406	\$ 165,942,702	60%	\$ 655,281	\$ 6,917,411	\$ 655,281	\$ 6,917,411	\$ 6,468	\$ 133,848	\$ -	\$ 514,965
15	2036	3%	\$ -	\$ 171,769,399	\$ 170,945,694	60%	\$ 675,037	\$ 7,592,449	\$ 675,037	\$ 7,592,449	\$ 6,597	\$ 133,848	\$ -	\$ 534,592
16	2037	3%	\$ -	\$ 176,922,481	\$ 176,098,776	60%	\$ 695,386	\$ 8,287,834	\$ 695,386	\$ 8,287,834	\$ 6,729	\$ 133,848	\$ -	\$ 554,808
17	2038	3%	\$ -	\$ 182,230,155	\$ 181,406,450	60%	\$ 716,345	\$ 9,004,179	\$ 716,345	\$ 9,004,179	\$ 6,864	\$ 133,848	\$ -	\$ 575,633
18	2039	3%	\$ -	\$ 187,697,060	\$ 186,873,355	60%	\$ 737,933	\$ 9,742,112	\$ 737,933	\$ 9,742,112	\$ 7,001	\$ 133,848	\$ -	\$ 597,084
19	2040	0.00%	\$ -	\$ 187,697,060	\$ 186,873,355	60%	\$ 737,933	\$ 10,480,045	\$ 737,933	\$ 10,480,045	\$ 7,141	\$ 133,848	\$ -	\$ 596,944
20	2041	0.00%	\$ -	\$ 187,697,060	\$ 186,873,355	60%	\$ 737,933	\$ 11,217,978	\$ 737,933	\$ 11,217,978	\$ 7,284	\$ 133,848	\$ -	\$ 596,801
21	2042	3%	\$ -	\$ 193,327,972	\$ 192,504,267	60%	\$ 760,169	\$ 11,978,147	\$ 760,169	\$ 11,978,147	\$ 7,430	\$ 133,848	\$ -	\$ 618,891
22	2043	3%	\$ -	\$ 199,127,811	\$ 198,304,106	60%	\$ 783,071	\$ 12,761,218	\$ 783,071	\$ 12,761,218	\$ 7,578	\$ 133,848	\$ -	\$ 641,645
23	2044	3%	\$ -	\$ 205,101,645	\$ 204,277,940	60%	\$ 806,661	\$ 13,567,879	\$ 806,661	\$ 13,567,879	\$ 7,730	\$ 133,848	\$ -	\$ 665,083
24	2045	3%	\$ -	\$ 211,254,694	\$ 210,430,990	60%	\$ 830,958	\$ 14,398,837	\$ 830,958	\$ 14,398,837	\$ 7,884	\$ 133,848	\$ -	\$ 689,226
25	2046	3%	\$ -	\$ 217,592,335	\$ 216,768,630	60%	\$ 855,985	\$ 15,254,822	\$ 855,985	\$ 15,254,822	\$ 8,042	\$ 133,848	\$ -	\$ 714,094
26	2047	3%	\$ -	\$ 224,120,105	\$ 223,296,401	60%	\$ 881,762	\$ 16,136,584	\$ 881,762	\$ 16,136,584	\$ 8,203	\$ 133,848	\$ -	\$ 739,711
27	2048	3%	\$ -	\$ 230,843,708	\$ 230,020,004	60%	\$ 908,312	\$ 17,044,896	\$ 908,312	\$ 17,044,896	\$ 8,367	\$ 133,848	\$ -	\$ 766,097
28	2049	3%	\$ -	\$ 237,769,020	\$ 236,945,315	60%	\$ 935,659	\$ 17,980,555	\$ 935,659	\$ 17,980,555	\$ 8,534	\$ 133,848	\$ -	\$ 793,277
29	2050	0.00%	\$ -	\$ 237,769,020	\$ 236,945,315	60%	\$ 935,659	\$ 18,916,214	\$ 935,659	\$ 18,916,214	\$ 8,705	\$ 133,848	\$ -	\$ 793,106
30	2051	0.00%	\$ -	\$ 237,769,020	\$ 236,945,315	60%	\$ 935,659	\$ 19,851,873	\$ 935,659	\$ 19,851,873	\$ 8,879	\$ 133,848	\$ -	\$ 792,932
31	2052	3%	\$ -	\$ 244,902,090	\$ 244,078,386	60%	\$ 963,826	\$ 20,815,700	\$ 963,826	\$ 20,815,700	\$ 9,057	\$ -	\$ -	\$ 954,770
32	2053	3%	\$ -	\$ 252,249,153	\$ 251,425,448	60%	\$ 992,839	\$ 21,808,539	\$ 992,839	\$ 21,808,539	\$ 9,238	\$ -	\$ -	\$ 983,601
33	2054	3%	\$ -	\$ 259,816,627	\$ 258,992,923	60%	\$ 1,022,722	\$ 22,831,260	\$ 1,022,722	\$ 22,831,260	\$ 9,423	\$ -	\$ -	\$ 1,013,299
34	2055	3%	\$ -	\$ 267,611,126	\$ 266,787,422	60%	\$ 1,053,501	\$ 23,884,761	\$ 1,053,501	\$ 23,884,761	\$ 9,611	\$ -	\$ -	\$ 1,043,890
35	2056	3%	\$ -	\$ 275,639,460	\$ 274,815,755	60%	\$ 1,085,203	\$ 24,969,965	\$ 1,085,203	\$ 24,969,965	\$ 9,803	\$ -	\$ -	\$ 1,075,400
36	2057	3%	\$ -	\$ 283,908,644	\$ 283,084,939	60%	\$ 1,117,857	\$ 26,087,822	\$ 1,117,857	\$ 26,087,822	\$ 9,999	\$ -	\$ -	\$ 1,107,858
37	2058	3%	\$ -	\$ 292,425,903	\$ 291,602,199	60%	\$ 1,151,490	\$ 27,239,312	\$ 1,151,490	\$ 27,239,312	\$ 10,199	\$ -	\$ -	\$ 1,141,291
38	2059	3%	\$ -	\$ 301,198,680	\$ 300,374,976	60%	\$ 1,186,133	\$ 28,425,445	\$ 1,186,133	\$ 28,425,445	\$ 10,403	\$ -	\$ -	\$ 1,175,729
39	2060	0.00%	\$ -	\$ 301,198,680	\$ 300,374,976	60%	\$ 1,186,133	\$ 29,611,578	\$ 1,186,133	\$ 29,611,578	\$ 10,611	\$ -	\$ -	\$ 1,175,521
40	2061	0.00%	\$ -	\$ 301,198,680	\$ 300,374,976	60%	\$ 1,186,133	\$ 30,797,710	\$ 1,186,133	\$ 30,797,710	\$ 10,824	\$ -	\$ -	\$ 1,175,309
41	2062	3%	\$ -	\$ 310,234,641	\$ 309,410,936	60%	\$ 1,221,814	\$ 32,019,525	\$ 1,221,814	\$ 32,019,525	\$ 11,040	\$ -	\$ -	\$ 1,210,774
42	2063	3%	\$ -	\$ 319,541,680	\$ 318,717,975	60%	\$ 1,258,566	\$ 33,278,091	\$ 1,258,566	\$ 33,278,091	\$ 11,261	\$ -	\$ -	\$ 1,247,305
43	2064	3%	\$ -	\$ 329,127,930	\$ 328,304,226	60%	\$ 1,296,421	\$ 34,574,512	\$ 1,296,421	\$ 34,574,512	\$ 11,486	\$ -	\$ -	\$ 1,284,935
44	2065	3%	\$ -	\$ 339,001,768	\$ 338,178,064	60%	\$ 1,335,411	\$ 35,909,923	\$ 1,335,411	\$ 35,909,923	\$ 11,716	\$ -	\$ -	\$ 1,323,695
45	2066	3%	\$ -	\$ 349,171,821	\$ 348,348,117	60%	\$ 1,375,571	\$ 37,285,494	\$ 1,375,571	\$ 37,285,494	\$ 11,950	\$ -	\$ -	\$ 1,363,621
46	2067	3%	\$ -	\$ 359,646,976	\$ 358,823,271	60%	\$ 1,416,936	\$ 38,702,429	\$ 1,416,936	\$ 38,702,429	\$ 12,189	\$ -	\$ -	\$ 1,404,746
47	2068	3%	\$ -	\$ 370,436,385	\$ 369,612,681	60%	\$ 1,459,541	\$ 40,161,971	\$ 1,459,541	\$ 40,161,971	\$ 12,433	\$ -	\$ -	\$ 1,447,108
48	2069	3%	\$ -	\$ 381,549,477	\$ 380,725,772	60%	\$ 1,503,425	\$ 41,665,396	\$ 1,503,425	\$ 41,665,396	\$ 12,682	\$ -	\$ -	\$ 1,490,743
49	2070	0.00%	\$ -	\$ 381,549,477	\$ 380,725,772	60%	\$ 1,503,425	\$ 43,168,821	\$ 1,503,425	\$ 43,168,821	\$ 12,935	\$ -	\$ -	\$ 1,490,490
50	2071	0.00%	\$ -	\$ 381,549,477	\$ 380,725,772	60%	\$ 1,503,425	\$ 43,168,821	\$ 1,503,425	\$ 43,168,821	\$ 12,935	\$ -	\$ -	\$ 1,490,490
Total			\$ 126,912,480	\$ 43,168,821	\$ 43,168,821		\$ 409,703	\$ 3,747,749	\$ 409,703	\$ 3,747,749	\$ 965,351	\$ 3,730,887	\$ 34,315,131	

Assumptions		Footnotes	
Tax Base ^[e]	\$ 823,705	[a]	Values increased at 3% annually with two years of no growth each decade to simulate an economic downturn.
City AV Rate	\$ 0.658140	[b]	TIRZ Credit to buydown the PID Assessment to produce an overall tax stack of \$3.12.
County AV Rate	\$ 0.217946	[c]	Costs provided in the Service and Assessment Plan.
		[d]	Reimburses the Developer for costs not reimbursed through the Improvement Area A-1.1 Assessment.
		[e]	Base Taxable Value is subject to confirmation by Appraisal District.

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

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Improvement Area #A-1.2 Feasibility Study														
Zone Year	Calendar Year	Value Growth/Year ^[a]	Total Added Development Value ^[a]	Total New Taxable Value	Total Incremental Value	City				TIRZ Fund Projects				
						TIRZ Contribution		Total TIRZ Fund Contribution		Admin Costs	Actual TIRZ Credit to PID ^[b]	\$3 Million Reimbursement	Developer Projects Account ^{[c],[d]}	City Projects
						%	Annual	Cumulative	Annual					
Base	2021			\$ 1,306,232										
1	2022	3%	\$ -	\$ 1,345,419	\$ 39,187	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2023	3%	\$ -	\$ 1,385,782	\$ 79,550	60%	\$ 155	\$ 155	\$ 155	\$ 155	\$ 5,000	\$ -	\$ -	\$ -
3	2024	3%	\$ -	\$ 1,427,355	\$ 121,123	60%	\$ 314	\$ 469	\$ 314	\$ 469	\$ 5,100	\$ -	\$ -	\$ -
4	2025	3%	\$ 201,258,035	\$ 202,728,210	\$ 201,421,978	60%	\$ 478	\$ 947	\$ 478	\$ 947	\$ 5,202	\$ -	\$ -	\$ -
5	2026	3%	\$ -	\$ 208,810,057	\$ 207,503,824	60%	\$ 795,383	\$ 796,330	\$ 795,383	\$ 796,330	\$ 5,306	\$ 279,855	\$ 510,223	\$ -
6	2027	3%	\$ -	\$ 215,074,358	\$ 213,768,126	60%	\$ 819,399	\$ 1,615,730	\$ 819,399	\$ 1,615,730	\$ 5,412	\$ 279,855	\$ 319,855	\$ 214,278
7	2028	3%	\$ -	\$ 221,526,589	\$ 220,220,357	60%	\$ 844,136	\$ 2,459,866	\$ 844,136	\$ 2,459,866	\$ 5,520	\$ 279,855	\$ -	\$ 558,761
8	2029	3%	\$ -	\$ 228,172,387	\$ 226,866,155	60%	\$ 869,615	\$ 3,329,481	\$ 869,615	\$ 3,329,481	\$ 5,631	\$ 279,855	\$ -	\$ 584,130
9	2030	0.00%	\$ -	\$ 228,172,387	\$ 226,866,155	60%	\$ 895,858	\$ 4,225,339	\$ 895,858	\$ 4,225,339	\$ 5,743	\$ 279,855	\$ -	\$ 610,260
10	2031	0.00%	\$ -	\$ 228,172,387	\$ 226,866,155	60%	\$ 895,858	\$ 5,121,197	\$ 895,858	\$ 5,121,197	\$ 5,858	\$ 279,855	\$ -	\$ 610,145
11	2032	3%	\$ -	\$ 235,017,559	\$ 233,711,326	60%	\$ 895,858	\$ 6,017,055	\$ 895,858	\$ 6,017,055	\$ 5,975	\$ 279,855	\$ -	\$ 610,028
12	2033	3%	\$ -	\$ 242,068,085	\$ 240,761,853	60%	\$ 922,889	\$ 6,939,944	\$ 922,889	\$ 6,939,944	\$ 6,095	\$ 279,855	\$ -	\$ 636,939
13	2034	3%	\$ -	\$ 249,330,128	\$ 248,023,896	60%	\$ 950,730	\$ 7,890,674	\$ 950,730	\$ 7,890,674	\$ 6,217	\$ 279,855	\$ -	\$ 664,659
14	2035	3%	\$ -	\$ 256,810,032	\$ 255,503,799	60%	\$ 979,407	\$ 8,870,081	\$ 979,407	\$ 8,870,081	\$ 6,341	\$ 279,855	\$ -	\$ 693,211
15	2036	3%	\$ -	\$ 264,514,333	\$ 263,208,100	60%	\$ 1,008,944	\$ 9,879,024	\$ 1,008,944	\$ 9,879,024	\$ 6,468	\$ 279,855	\$ -	\$ 409,910
16	2037	3%	\$ -	\$ 272,449,763	\$ 271,143,530	60%	\$ 1,039,367	\$ 10,918,391	\$ 1,039,367	\$ 10,918,391	\$ 6,597	\$ 279,855	\$ -	\$ 752,915
17	2038	3%	\$ -	\$ 280,623,255	\$ 279,317,023	60%	\$ 1,070,702	\$ 11,989,093	\$ 1,070,702	\$ 11,989,093	\$ 6,729	\$ 279,855	\$ -	\$ 784,119
18	2039	3%	\$ -	\$ 289,041,953	\$ 287,735,721	60%	\$ 1,102,978	\$ 13,092,072	\$ 1,102,978	\$ 13,092,072	\$ 6,864	\$ 279,855	\$ -	\$ 816,260
19	2040	0.00%	\$ -	\$ 289,041,953	\$ 287,735,721	60%	\$ 1,136,222	\$ 14,228,294	\$ 1,136,222	\$ 14,228,294	\$ 7,001	\$ 279,855	\$ -	\$ 849,367
20	2041	0.00%	\$ -	\$ 289,041,953	\$ 287,735,721	60%	\$ 1,136,222	\$ 15,364,516	\$ 1,136,222	\$ 15,364,516	\$ 7,141	\$ 279,855	\$ -	\$ 849,227
21	2042	3%	\$ -	\$ 297,713,212	\$ 296,406,979	60%	\$ 1,136,222	\$ 16,500,739	\$ 1,136,222	\$ 16,500,739	\$ 7,284	\$ 279,855	\$ -	\$ 849,084
22	2043	3%	\$ -	\$ 306,644,608	\$ 305,338,376	60%	\$ 1,170,464	\$ 17,671,202	\$ 1,170,464	\$ 17,671,202	\$ 7,430	\$ 279,855	\$ -	\$ 883,179
23	2044	3%	\$ -	\$ 315,843,946	\$ 314,537,714	60%	\$ 1,205,732	\$ 18,876,935	\$ 1,205,732	\$ 18,876,935	\$ 7,578	\$ 279,855	\$ -	\$ 918,299
24	2045	3%	\$ -	\$ 325,319,265	\$ 324,013,032	60%	\$ 1,242,059	\$ 20,118,994	\$ 1,242,059	\$ 20,118,994	\$ 7,730	\$ 279,855	\$ -	\$ 954,475
25	2046	3%	\$ -	\$ 335,078,843	\$ 333,772,610	60%	\$ 1,279,476	\$ 21,398,469	\$ 1,279,476	\$ 21,398,469	\$ 7,884	\$ 279,855	\$ -	\$ 991,737
26	2047	3%	\$ -	\$ 345,131,208	\$ 343,824,976	60%	\$ 1,318,015	\$ 22,716,484	\$ 1,318,015	\$ 22,716,484	\$ 8,042	\$ 279,855	\$ -	\$ 1,030,118
27	2048	3%	\$ -	\$ 355,485,144	\$ 354,178,912	60%	\$ 1,357,710	\$ 24,074,194	\$ 1,357,710	\$ 24,074,194	\$ 8,203	\$ 279,855	\$ -	\$ 1,069,652
28	2049	3%	\$ -	\$ 366,149,699	\$ 364,843,466	60%	\$ 1,398,596	\$ 25,472,790	\$ 1,398,596	\$ 25,472,790	\$ 8,367	\$ 279,855	\$ -	\$ 1,110,374
29	2050	0.00%	\$ -	\$ 366,149,699	\$ 364,843,466	60%	\$ 1,440,708	\$ 26,913,498	\$ 1,440,708	\$ 26,913,498	\$ 8,534	\$ 279,855	\$ -	\$ 1,152,319
30	2051	0.00%	\$ -	\$ 366,149,699	\$ 364,843,466	60%	\$ 1,440,708	\$ 28,354,207	\$ 1,440,708	\$ 28,354,207	\$ 8,705	\$ 279,855	\$ -	\$ 1,152,149
31	2052	3%	\$ -	\$ 377,134,189	\$ 375,827,957	60%	\$ 1,440,708	\$ 29,794,915	\$ 1,440,708	\$ 29,794,915	\$ 8,879	\$ 279,855	\$ -	\$ 1,151,975
32	2053	3%	\$ -	\$ 388,448,215	\$ 387,141,983	60%	\$ 1,484,084	\$ 31,279,000	\$ 1,484,084	\$ 31,279,000	\$ 9,057	\$ -	\$ -	\$ 1,475,028
33	2054	3%	\$ -	\$ 400,101,662	\$ 398,795,429	60%	\$ 1,528,762	\$ 32,807,761	\$ 1,528,762	\$ 32,807,761	\$ 9,238	\$ -	\$ -	\$ 1,519,524
34	2055	3%	\$ -	\$ 412,104,711	\$ 410,798,479	60%	\$ 1,574,779	\$ 34,382,541	\$ 1,574,779	\$ 34,382,541	\$ 9,423	\$ -	\$ -	\$ 1,565,357
35	2056	3%	\$ -	\$ 424,467,853	\$ 423,161,620	60%	\$ 1,622,177	\$ 36,004,718	\$ 1,622,177	\$ 36,004,718	\$ 9,611	\$ -	\$ -	\$ 1,612,566
36	2057	3%	\$ -	\$ 437,201,888	\$ 435,895,656	60%	\$ 1,670,998	\$ 37,675,716	\$ 1,670,998	\$ 37,675,716	\$ 9,803	\$ -	\$ -	\$ 1,661,194
37	2058	3%	\$ -	\$ 450,317,945	\$ 449,011,713	60%	\$ 1,721,282	\$ 39,396,998	\$ 1,721,282	\$ 39,396,998	\$ 9,999	\$ -	\$ -	\$ 1,711,283
38	2059	3%	\$ -	\$ 463,827,483	\$ 462,521,251	60%	\$ 1,773,075	\$ 41,170,073	\$ 1,773,075	\$ 41,170,073	\$ 10,199	\$ -	\$ -	\$ 1,762,876
39	2060	0.00%	\$ -	\$ 463,827,483	\$ 462,521,251	60%	\$ 1,826,422	\$ 42,996,496	\$ 1,826,422	\$ 42,996,496	\$ 10,403	\$ -	\$ -	\$ 1,816,019
40	2061	0.00%	\$ -	\$ 463,827,483	\$ 462,521,251	60%	\$ 1,826,422	\$ 44,822,918	\$ 1,826,422	\$ 44,822,918	\$ 10,611	\$ -	\$ -	\$ 1,815,811
41	2062	3%	\$ -	\$ 477,742,308	\$ 476,436,076	60%	\$ 1,826,422	\$ 46,649,341	\$ 1,826,422	\$ 46,649,341	\$ 10,824	\$ -	\$ -	\$ 1,815,599
42	2063	3%	\$ -	\$ 492,074,577	\$ 490,768,345	60%	\$ 1,881,370	\$ 48,530,710	\$ 1,881,370	\$ 48,530,710	\$ 11,040	\$ -	\$ -	\$ 1,870,330
43	2064	3%	\$ -	\$ 506,836,814	\$ 505,530,582	60%	\$ 1,937,966	\$ 50,468,676	\$ 1,937,966	\$ 50,468,676	\$ 11,261	\$ -	\$ -	\$ 1,926,705
44	2065	3%	\$ -	\$ 522,041,919	\$ 520,735,687	60%	\$ 1,996,259	\$ 52,464,935	\$ 1,996,259	\$ 52,464,935	\$ 11,486	\$ -	\$ -	\$ 1,984,773
45	2066	3%	\$ -	\$ 537,703,176	\$ 536,396,944	60%	\$ 2,056,302	\$ 54,521,237	\$ 2,056,302	\$ 54,521,237	\$ 11,716	\$ -	\$ -	\$ 2,044,586
46	2067	3%	\$ -	\$ 553,834,272	\$ 552,528,039	60%	\$ 2,118,146	\$ 56,639,383	\$ 2,118,146	\$ 56,639,383	\$ 11,950	\$ -	\$ -	\$ 2,106,195
47	2068	3%	\$ -	\$ 570,449,300	\$ 569,143,068	60%	\$ 2,181,845	\$ 58,821,228	\$ 2,181,845	\$ 58,821,228	\$ 12,189	\$ -	\$ -	\$ 2,169,656
48	2069	3%	\$ -	\$ 587,562,779	\$ 586,256,547	60%	\$ 2,247,455	\$ 61,068,683	\$ 2,247,455	\$ 61,068,683	\$ 12,433	\$ -	\$ -	\$ 2,235,022
49	2070	0.00%	\$ -	\$ 587,562,779	\$ 586,256,547	60%	\$ 2,315,033	\$ 63,383,716	\$ 2,315,033	\$ 63,383,716	\$ 12,682	\$ -	\$ -	\$ 2,302,352
50	2071	0.00%	\$ -	\$ 587,562,779	\$ 586,256,547	60%	\$ 2,315,033	\$ 65,698,749	\$ 2,315,033	\$ 65,698,749	\$ 12,935	\$ -	\$ -	\$ 2,302,098
Total			\$ 201,258,035				\$ 65,698,749		\$ 65,698,749	\$ 409,703	\$ 7,556,073	\$ 830,077	\$ 5,592,321	\$ 51,324,930

Assumptions		Footnotes	
Tax Base ^[a]	\$ 1,306,232	[a]	Values increased at 3% annually with two years of no growth each decade to simulate an economic downturn.
City AV Rate	\$ 0.658140	[b]	TIRZ Credit to buydown the PID Assessment to produce an overall tax stack of \$3.12.
County AV Rate	\$ 0.217946	[c]	Costs provided in the Service and Assessment Plan.
		[d]	Reimburses the Developer for costs not reimbursed through the Improvement Area A-1.2 Assessment.
		[e]	Base Taxable Value is subject to confirmation by Appraisal District.

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

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra)																
Improvement Area #A-1.3 Feasibility Study																
Zone Year	Calendar Year	Value Growth/Year ^[a]	Total Added Development Value ^[a]	Total New Taxable Value	Total Incremental Value	City				Total TIRZ Fund Contribution		TIRZ Fund Projects				
						TIRZ Contribution		Total TIRZ Fund Contribution		Admin Costs	Actual TIRZ Credit to PID ^[b]	\$3 Million Reimbursement	Developer Projects Account ^{[c],[d]}	City Projects		
						%	Annual	Cumulative	Annual						Cumulative	
Base	2021		\$ 243,254	\$ 243,254	\$ 7,298	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1	2022	3%	\$ -	\$ 250,552	\$ 14,814	60%	\$ 29	\$ 29	\$ 29	\$ 29	\$ 5,000	\$ -	\$ -	\$ -	\$ -	
2	2023	3%	\$ -	\$ 258,068	\$ 22,556	60%	\$ 58	\$ 87	\$ 58	\$ 87	\$ 5,100	\$ -	\$ -	\$ -	\$ -	
3	2024	3%	\$ -	\$ 265,810	\$ 30,531	60%	\$ 89	\$ 176	\$ 89	\$ 176	\$ 5,202	\$ -	\$ -	\$ -	\$ -	
4	2025	3%	\$ -	\$ 273,785	\$ 38,651,031	60%	\$ 121	\$ 297	\$ 121	\$ 297	\$ 5,306	\$ -	\$ -	\$ -	\$ -	
5	2026	3%	\$ 37,479,443	\$ 37,761,442	\$ 38,894,285	60%	\$ 148,153	\$ 148,450	\$ 148,153	\$ 148,450	\$ 5,412	\$ 55,278	\$ 40,213	\$ 26,939	\$ -	
6	2027	3%	\$ -	\$ 38,894,285	\$ 39,817,859	60%	\$ 152,627	\$ 301,077	\$ 152,627	\$ 301,077	\$ 5,520	\$ 55,278	\$ -	\$ 91,828	\$ -	
7	2028	3%	\$ -	\$ 40,061,113	\$ 41,019,693	60%	\$ 157,234	\$ 458,311	\$ 157,234	\$ 458,311	\$ 5,631	\$ 55,278	\$ -	\$ 96,326	\$ -	
8	2029	3%	\$ -	\$ 41,262,947	\$ 41,019,693	60%	\$ 161,980	\$ 620,292	\$ 161,980	\$ 620,292	\$ 5,743	\$ 55,278	\$ -	\$ 100,959	\$ -	
9	2030	0.00%	\$ -	\$ 41,262,947	\$ 41,019,693	60%	\$ 161,980	\$ 782,272	\$ 161,980	\$ 782,272	\$ 5,858	\$ 55,278	\$ -	\$ 100,844	\$ -	
10	2031	0.00%	\$ -	\$ 41,262,947	\$ 41,019,693	60%	\$ 161,980	\$ 944,252	\$ 161,980	\$ 944,252	\$ 5,975	\$ 55,278	\$ -	\$ 100,727	\$ -	
11	2032	3%	\$ -	\$ 42,500,835	\$ 43,532,606	60%	\$ 166,868	\$ 1,111,120	\$ 166,868	\$ 1,111,120	\$ 6,095	\$ 55,278	\$ -	\$ 105,496	\$ -	
12	2033	3%	\$ -	\$ 43,775,860	\$ 44,845,882	60%	\$ 171,903	\$ 1,283,024	\$ 171,903	\$ 1,283,024	\$ 6,217	\$ 55,278	\$ -	\$ 110,408	\$ -	
13	2034	3%	\$ -	\$ 45,089,136	\$ 46,198,556	60%	\$ 177,089	\$ 1,460,113	\$ 177,089	\$ 1,460,113	\$ 6,341	\$ 55,278	\$ -	\$ 115,470	\$ -	
14	2035	3%	\$ -	\$ 46,441,810	\$ 47,591,810	60%	\$ 182,431	\$ 1,642,544	\$ 182,431	\$ 1,642,544	\$ 6,468	\$ 55,278	\$ -	\$ 120,685	\$ -	
15	2036	3%	\$ -	\$ 47,835,065	\$ 49,026,862	60%	\$ 187,932	\$ 1,830,476	\$ 187,932	\$ 1,830,476	\$ 6,597	\$ 55,278	\$ -	\$ 126,057	\$ -	
16	2037	3%	\$ -	\$ 49,270,116	\$ 50,504,966	60%	\$ 193,599	\$ 2,024,075	\$ 193,599	\$ 2,024,075	\$ 6,729	\$ 55,278	\$ -	\$ 131,592	\$ -	
17	2038	3%	\$ -	\$ 50,748,220	\$ 52,027,412	60%	\$ 199,436	\$ 2,223,511	\$ 199,436	\$ 2,223,511	\$ 6,864	\$ 55,278	\$ -	\$ 60,893	\$ 76,402	
18	2039	3%	\$ -	\$ 52,270,667	\$ 52,027,412	60%	\$ 205,448	\$ 2,428,959	\$ 205,448	\$ 2,428,959	\$ 7,001	\$ 55,278	\$ -	\$ -	\$ 143,169	
19	2040	0.00%	\$ -	\$ 52,270,667	\$ 52,027,412	60%	\$ 205,448	\$ 2,634,407	\$ 205,448	\$ 2,634,407	\$ 7,141	\$ 55,278	\$ -	\$ -	\$ 143,029	
20	2041	0.00%	\$ -	\$ 52,270,667	\$ 53,595,532	60%	\$ 205,448	\$ 2,839,855	\$ 205,448	\$ 2,839,855	\$ 7,284	\$ 55,278	\$ -	\$ -	\$ 142,886	
21	2042	3%	\$ -	\$ 53,838,787	\$ 55,210,696	60%	\$ 211,640	\$ 3,051,495	\$ 211,640	\$ 3,051,495	\$ 7,430	\$ 55,278	\$ -	\$ -	\$ 148,933	
22	2043	3%	\$ -	\$ 55,453,950	\$ 56,874,314	60%	\$ 218,018	\$ 3,269,513	\$ 218,018	\$ 3,269,513	\$ 7,578	\$ 55,278	\$ -	\$ -	\$ 155,162	
23	2044	3%	\$ -	\$ 57,117,569	\$ 58,587,842	60%	\$ 224,588	\$ 3,494,101	\$ 224,588	\$ 3,494,101	\$ 7,730	\$ 55,278	\$ -	\$ -	\$ 161,580	
24	2045	3%	\$ -	\$ 58,831,096	\$ 60,596,029	60%	\$ 231,354	\$ 3,725,455	\$ 231,354	\$ 3,725,455	\$ 7,884	\$ 55,278	\$ -	\$ -	\$ 168,192	
25	2046	3%	\$ -	\$ 60,596,029	\$ 62,170,655	60%	\$ 238,323	\$ 3,963,779	\$ 238,323	\$ 3,963,779	\$ 8,042	\$ 55,278	\$ -	\$ -	\$ 175,003	
26	2047	3%	\$ -	\$ 62,413,909	\$ 64,286,327	60%	\$ 245,502	\$ 4,209,280	\$ 245,502	\$ 4,209,280	\$ 8,203	\$ 55,278	\$ -	\$ -	\$ 182,021	
27	2048	3%	\$ -	\$ 64,286,327	\$ 65,971,662	60%	\$ 252,896	\$ 4,462,176	\$ 252,896	\$ 4,462,176	\$ 8,367	\$ 55,278	\$ -	\$ -	\$ 189,251	
28	2049	3%	\$ -	\$ 66,214,917	\$ 66,214,917	60%	\$ 260,512	\$ 4,722,688	\$ 260,512	\$ 4,722,688	\$ 8,534	\$ 55,278	\$ -	\$ -	\$ 196,699	
29	2050	0.00%	\$ -	\$ 66,214,917	\$ 65,971,662	60%	\$ 260,512	\$ 4,983,199	\$ 260,512	\$ 4,983,199	\$ 8,705	\$ 55,278	\$ -	\$ -	\$ 196,528	
30	2051	0.00%	\$ -	\$ 66,214,917	\$ 67,958,110	60%	\$ 260,512	\$ 5,243,711	\$ 260,512	\$ 5,243,711	\$ 8,879	\$ 55,278	\$ -	\$ -	\$ 196,354	
31	2052	3%	\$ -	\$ 68,201,364	\$ 70,247,405	60%	\$ 268,356	\$ 5,512,067	\$ 268,356	\$ 5,512,067	\$ 9,057	\$ -	\$ -	\$ -	\$ 259,299	
32	2053	3%	\$ -	\$ 70,247,405	\$ 72,354,827	60%	\$ 276,435	\$ 5,788,502	\$ 276,435	\$ 5,788,502	\$ 9,238	\$ -	\$ -	\$ -	\$ 267,197	
33	2054	3%	\$ -	\$ 72,354,827	\$ 74,525,472	60%	\$ 284,757	\$ 6,073,259	\$ 284,757	\$ 6,073,259	\$ 9,423	\$ -	\$ -	\$ -	\$ 275,334	
34	2055	3%	\$ -	\$ 74,525,472	\$ 76,761,236	60%	\$ 293,329	\$ 6,366,587	\$ 293,329	\$ 6,366,587	\$ 9,611	\$ -	\$ -	\$ -	\$ 283,717	
35	2056	3%	\$ -	\$ 76,761,236	\$ 78,820,819	60%	\$ 302,157	\$ 6,668,745	\$ 302,157	\$ 6,668,745	\$ 9,803	\$ -	\$ -	\$ -	\$ 292,354	
36	2057	3%	\$ -	\$ 79,064,073	\$ 81,435,995	60%	\$ 311,251	\$ 6,979,996	\$ 311,251	\$ 6,979,996	\$ 9,999	\$ -	\$ -	\$ -	\$ 301,251	
37	2058	3%	\$ -	\$ 81,435,995	\$ 83,879,075	60%	\$ 320,617	\$ 7,300,613	\$ 320,617	\$ 7,300,613	\$ 10,199	\$ -	\$ -	\$ -	\$ 310,418	
38	2059	3%	\$ -	\$ 83,879,075	\$ 83,879,075	60%	\$ 330,264	\$ 7,630,877	\$ 330,264	\$ 7,630,877	\$ 10,403	\$ -	\$ -	\$ -	\$ 319,861	
39	2060	0.00%	\$ -	\$ 83,879,075	\$ 83,879,075	60%	\$ 330,264	\$ 7,961,142	\$ 330,264	\$ 7,961,142	\$ 10,611	\$ -	\$ -	\$ -	\$ 319,653	
40	2061	0.00%	\$ -	\$ 83,879,075	\$ 86,395,447	60%	\$ 330,264	\$ 8,291,406	\$ 330,264	\$ 8,291,406	\$ 10,824	\$ -	\$ -	\$ -	\$ 319,441	
41	2062	3%	\$ -	\$ 86,395,447	\$ 88,987,311	60%	\$ 340,201	\$ 8,631,607	\$ 340,201	\$ 8,631,607	\$ 11,040	\$ -	\$ -	\$ -	\$ 329,161	
42	2063	3%	\$ -	\$ 88,987,311	\$ 91,656,930	60%	\$ 350,436	\$ 8,982,043	\$ 350,436	\$ 8,982,043	\$ 11,261	\$ -	\$ -	\$ -	\$ 339,175	
43	2064	3%	\$ -	\$ 91,656,930	\$ 94,406,638	60%	\$ 360,978	\$ 9,343,021	\$ 360,978	\$ 9,343,021	\$ 11,486	\$ -	\$ -	\$ -	\$ 349,492	
44	2065	3%	\$ -	\$ 94,406,638	\$ 96,995,583	60%	\$ 371,836	\$ 9,714,858	\$ 371,836	\$ 9,714,858	\$ 11,716	\$ -	\$ -	\$ -	\$ 360,120	
45	2066	3%	\$ -	\$ 97,238,837	\$ 100,156,002	60%	\$ 383,020	\$ 10,097,878	\$ 383,020	\$ 10,097,878	\$ 11,950	\$ -	\$ -	\$ -	\$ 371,070	
46	2067	3%	\$ -	\$ 100,156,002	\$ 103,160,682	60%	\$ 394,539	\$ 10,492,417	\$ 394,539	\$ 10,492,417	\$ 12,189	\$ -	\$ -	\$ -	\$ 382,350	
47	2068	3%	\$ -	\$ 103,160,682	\$ 106,255,503	60%	\$ 406,404	\$ 10,898,822	\$ 406,404	\$ 10,898,822	\$ 12,433	\$ -	\$ -	\$ -	\$ 393,971	
48	2069	3%	\$ -	\$ 106,255,503	\$ 106,012,249	60%	\$ 418,625	\$ 11,317,447	\$ 418,625	\$ 11,317,447	\$ 12,682	\$ -	\$ -	\$ -	\$ 405,944	
49	2070	0.00%	\$ -	\$ 106,012,249	\$ 106,012,249	60%	\$ 418,625	\$ 11,736,072	\$ 418,625	\$ 11,736,072	\$ 12,935	\$ -	\$ -	\$ -	\$ 405,690	
50	2071	0.00%	\$ -	\$ 106,012,249	\$ 106,012,249	60%	\$ 418,625	\$ 11,736,072	\$ 418,625	\$ 11,736,072	\$ 12,935	\$ -	\$ -	\$ -	\$ 405,690	
Total			\$ 37,479,443				\$ 11,736,072		\$ 11,736,072	\$ 409,703	\$ 1,437,227	\$ 40,213	\$ 1,288,223	\$ 8,560,707		

Assumptions	
Tax Base ^[e]	\$ 243,254
City AV Rate	\$ 0.658140
County AV Rate	\$ 0.217946

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

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

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Improvement Area #C-1 Feasibility Study														
Zone Year	Calendar Year	Value Growth/Year ^[a]	Total Added Development Value ^[a]	Total New Taxable Value	Total Incremental Value	City				TIRZ Fund Projects				
						TIRZ Contribution		Total TIRZ Fund Contribution		Admin Costs	Actual TIRZ Credit to PID ^[b]	\$3 Million Reimbursement	Developer Projects Account ^{[c],[d]}	City Projects
						%	Annual	Cumulative	Annual					
Base	2021			\$ 425,636										
1	2022	3%	\$ -	\$ 438,405	\$ 12,769	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2023	3%	\$ -	\$ 451,557	\$ 25,921	60%	\$ 50	\$ 50	\$ 23	\$ 23	\$ 5,000	\$ -	\$ -	\$ -
3	2024	3%	\$ 65,580,000	\$ 66,045,104	\$ 65,619,468	60%	\$ 102	\$ 102	\$ 102	\$ 102	\$ 5,100	\$ -	\$ -	\$ -
4	2025	3%	\$ -	\$ 68,026,457	\$ 67,600,821	60%	\$ 259,121	\$ 259,223	\$ 259,121	\$ 259,223	\$ 5,202	\$ 168,595	\$ 85,324	\$ -
5	2026	3%	\$ -	\$ 70,067,251	\$ 69,641,615	60%	\$ 266,945	\$ 526,168	\$ 266,945	\$ 526,168	\$ 5,306	\$ 168,595	\$ 93,044	\$ -
6	2027	3%	\$ -	\$ 72,169,269	\$ 71,743,632	60%	\$ 275,004	\$ 801,172	\$ 275,004	\$ 801,172	\$ 5,412	\$ 168,595	\$ 60,480	\$ 40,517
7	2028	3%	\$ -	\$ 74,334,347	\$ 73,908,710	60%	\$ 283,304	\$ 1,084,476	\$ 283,304	\$ 1,084,476	\$ 5,520	\$ 168,595	\$ -	\$ 109,189
8	2029	3%	\$ -	\$ 76,564,377	\$ 76,138,741	60%	\$ 291,854	\$ 1,376,329	\$ 291,854	\$ 1,376,329	\$ 5,631	\$ 168,595	\$ -	\$ 117,628
9	2030	0.00%	\$ -	\$ 76,564,377	\$ 76,138,741	60%	\$ 300,660	\$ 1,676,989	\$ 300,660	\$ 1,676,989	\$ 5,743	\$ 168,595	\$ -	\$ 126,321
10	2031	0.00%	\$ -	\$ 76,564,377	\$ 76,138,741	60%	\$ 300,660	\$ 1,977,649	\$ 300,660	\$ 1,977,649	\$ 5,858	\$ 168,595	\$ -	\$ 126,206
11	2032	3%	\$ -	\$ 78,861,308	\$ 78,435,672	60%	\$ 300,660	\$ 2,278,308	\$ 300,660	\$ 2,278,308	\$ 5,975	\$ 168,595	\$ -	\$ 126,089
12	2033	3%	\$ -	\$ 81,227,148	\$ 80,801,511	60%	\$ 309,730	\$ 2,588,038	\$ 309,730	\$ 2,588,038	\$ 6,095	\$ 168,595	\$ -	\$ 135,040
13	2034	3%	\$ -	\$ 83,663,962	\$ 83,238,326	60%	\$ 319,072	\$ 2,907,111	\$ 319,072	\$ 2,907,111	\$ 6,217	\$ 168,595	\$ -	\$ 144,260
14	2035	3%	\$ -	\$ 86,173,881	\$ 85,748,245	60%	\$ 328,695	\$ 3,235,805	\$ 328,695	\$ 3,235,805	\$ 6,341	\$ 168,595	\$ -	\$ 153,758
15	2036	3%	\$ -	\$ 88,759,097	\$ 88,333,461	60%	\$ 338,606	\$ 3,574,412	\$ 338,606	\$ 3,574,412	\$ 6,468	\$ 168,595	\$ -	\$ 163,543
16	2037	3%	\$ -	\$ 91,421,870	\$ 90,996,234	60%	\$ 348,815	\$ 3,923,226	\$ 348,815	\$ 3,923,226	\$ 6,597	\$ 168,595	\$ -	\$ 173,622
17	2038	3%	\$ -	\$ 94,164,526	\$ 93,738,890	60%	\$ 359,330	\$ 4,282,556	\$ 359,330	\$ 4,282,556	\$ 6,729	\$ 168,595	\$ -	\$ 184,005
18	2039	3%	\$ -	\$ 96,989,462	\$ 96,563,826	60%	\$ 370,160	\$ 4,652,716	\$ 370,160	\$ 4,652,716	\$ 6,864	\$ 168,595	\$ -	\$ 194,701
19	2040	0.00%	\$ -	\$ 96,989,462	\$ 96,563,826	60%	\$ 381,315	\$ 5,034,031	\$ 381,315	\$ 5,034,031	\$ 7,001	\$ 168,595	\$ -	\$ 205,719
20	2041	0.00%	\$ -	\$ 96,989,462	\$ 96,563,826	60%	\$ 381,315	\$ 5,415,346	\$ 381,315	\$ 5,415,346	\$ 7,141	\$ 168,595	\$ -	\$ 205,579
21	2042	3%	\$ -	\$ 99,899,146	\$ 99,473,510	60%	\$ 381,315	\$ 5,796,661	\$ 381,315	\$ 5,796,661	\$ 7,284	\$ 168,595	\$ -	\$ 205,436
22	2043	3%	\$ -	\$ 102,896,120	\$ 102,470,484	60%	\$ 392,805	\$ 6,189,466	\$ 392,805	\$ 6,189,466	\$ 7,430	\$ 168,595	\$ -	\$ 87,541
23	2044	3%	\$ -	\$ 105,983,004	\$ 105,557,368	60%	\$ 404,640	\$ 6,594,106	\$ 404,640	\$ 6,594,106	\$ 7,578	\$ 168,595	\$ -	\$ -
24	2045	3%	\$ -	\$ 109,162,494	\$ 108,736,858	60%	\$ 416,829	\$ 7,010,935	\$ 416,829	\$ 7,010,935	\$ 7,730	\$ 168,595	\$ -	\$ -
25	2046	3%	\$ -	\$ 112,437,369	\$ 112,011,733	60%	\$ 429,384	\$ 7,440,319	\$ 429,384	\$ 7,440,319	\$ 7,884	\$ 168,595	\$ -	\$ -
26	2047	3%	\$ -	\$ 115,810,490	\$ 115,384,854	60%	\$ 442,316	\$ 7,882,636	\$ 442,316	\$ 7,882,636	\$ 8,042	\$ 168,595	\$ -	\$ -
27	2048	3%	\$ -	\$ 119,284,805	\$ 118,859,168	60%	\$ 455,636	\$ 8,338,272	\$ 455,636	\$ 8,338,272	\$ 8,203	\$ 168,595	\$ -	\$ -
28	2049	3%	\$ -	\$ 122,863,349	\$ 122,437,713	60%	\$ 469,356	\$ 8,807,628	\$ 469,356	\$ 8,807,628	\$ 8,367	\$ 168,595	\$ -	\$ -
29	2050	0.00%	\$ -	\$ 122,863,349	\$ 122,437,713	60%	\$ 483,487	\$ 9,291,115	\$ 483,487	\$ 9,291,115	\$ 8,534	\$ 168,595	\$ -	\$ -
30	2051	0.00%	\$ -	\$ 122,863,349	\$ 122,437,713	60%	\$ 483,487	\$ 9,774,602	\$ 483,487	\$ 9,774,602	\$ 8,705	\$ 168,595	\$ -	\$ -
31	2052	3%	\$ -	\$ 126,549,249	\$ 126,123,613	60%	\$ 483,487	\$ 10,258,089	\$ 483,487	\$ 10,258,089	\$ 8,879	\$ 168,595	\$ -	\$ -
32	2053	3%	\$ -	\$ 130,345,727	\$ 129,920,091	60%	\$ 498,042	\$ 10,756,130	\$ 498,042	\$ 10,756,130	\$ 9,057	\$ -	\$ -	\$ -
33	2054	3%	\$ -	\$ 134,256,099	\$ 133,830,462	60%	\$ 513,034	\$ 11,269,164	\$ 513,034	\$ 11,269,164	\$ 9,238	\$ -	\$ -	\$ -
34	2055	3%	\$ -	\$ 138,283,782	\$ 137,858,145	60%	\$ 528,475	\$ 11,797,639	\$ 528,475	\$ 11,797,639	\$ 9,423	\$ -	\$ -	\$ -
35	2056	3%	\$ -	\$ 142,432,295	\$ 142,006,659	60%	\$ 544,380	\$ 12,342,019	\$ 544,380	\$ 12,342,019	\$ 9,611	\$ -	\$ -	\$ -
36	2057	3%	\$ -	\$ 146,705,264	\$ 146,279,628	60%	\$ 560,762	\$ 12,902,781	\$ 560,762	\$ 12,902,781	\$ 9,803	\$ -	\$ -	\$ -
37	2058	3%	\$ -	\$ 151,106,422	\$ 150,680,786	60%	\$ 577,635	\$ 13,480,415	\$ 577,635	\$ 13,480,415	\$ 9,999	\$ -	\$ -	\$ -
38	2059	3%	\$ -	\$ 155,639,614	\$ 155,213,978	60%	\$ 595,014	\$ 14,075,430	\$ 595,014	\$ 14,075,430	\$ 10,199	\$ -	\$ -	\$ -
39	2060	0.00%	\$ -	\$ 155,639,614	\$ 155,213,978	60%	\$ 612,915	\$ 14,688,345	\$ 612,915	\$ 14,688,345	\$ 10,403	\$ -	\$ -	\$ -
40	2061	0.00%	\$ -	\$ 155,639,614	\$ 155,213,978	60%	\$ 612,915	\$ 15,301,260	\$ 612,915	\$ 15,301,260	\$ 10,611	\$ -	\$ -	\$ -
41	2062	3%	\$ -	\$ 160,308,803	\$ 159,883,167	60%	\$ 612,915	\$ 15,914,175	\$ 612,915	\$ 15,914,175	\$ 10,824	\$ -	\$ -	\$ -
42	2063	3%	\$ -	\$ 165,118,067	\$ 164,692,431	60%	\$ 631,353	\$ 16,545,528	\$ 631,353	\$ 16,545,528	\$ 11,040	\$ -	\$ -	\$ -
43	2064	3%	\$ -	\$ 170,071,609	\$ 169,645,973	60%	\$ 650,344	\$ 17,195,872	\$ 650,344	\$ 17,195,872	\$ 11,261	\$ -	\$ -	\$ -
44	2065	3%	\$ -	\$ 175,173,757	\$ 174,748,121	60%	\$ 669,905	\$ 17,865,777	\$ 669,905	\$ 17,865,777	\$ 11,486	\$ -	\$ -	\$ -
45	2066	3%	\$ -	\$ 180,428,970	\$ 180,003,334	60%	\$ 690,052	\$ 18,555,829	\$ 690,052	\$ 18,555,829	\$ 11,716	\$ -	\$ -	\$ -
46	2067	3%	\$ -	\$ 185,841,839	\$ 185,416,203	60%	\$ 710,804	\$ 19,266,634	\$ 710,804	\$ 19,266,634	\$ 11,950	\$ -	\$ -	\$ -
47	2068	3%	\$ -	\$ 191,417,094	\$ 190,991,458	60%	\$ 732,179	\$ 19,998,813	\$ 732,179	\$ 19,998,813	\$ 12,189	\$ -	\$ -	\$ -
48	2069	3%	\$ -	\$ 197,159,607	\$ 196,733,971	60%	\$ 754,195	\$ 20,753,007	\$ 754,195	\$ 20,753,007	\$ 12,433	\$ -	\$ -	\$ -
49	2070	0.00%	\$ -	\$ 197,159,607	\$ 196,733,971	60%	\$ 776,871	\$ 21,529,878	\$ 776,871	\$ 21,529,878	\$ 12,682	\$ -	\$ -	\$ -
50	2071	0.00%	\$ -	\$ 197,159,607	\$ 196,733,971	60%	\$ 776,871	\$ 22,306,749	\$ 776,871	\$ 22,306,749	\$ 12,935	\$ -	\$ -	\$ -
Total			\$ 65,580,000				\$ 22,306,800		\$ 22,306,772	\$ 409,703	\$ 4,720,666	\$ 238,847	\$ 2,499,152	\$ 14,319,822

Assumptions		Footnotes	
Tax Base ^[a]	\$ 425,636	[a]	Values increased at 3% annually with two years of no growth each decade to simulate an economic downturn.
City AV Rate	\$ 0.658140	[b]	TIRZ Credit to buydown the PID Assessment to produce an overall tax stack of \$3.12.
County AV Rate	\$ 0.217946	[c]	Costs provided in the Service and Assessment Plan.
		[d]	Reimburses the Developer for costs not reimbursed through the Improvement Area C-1 Assessment.
		[e]	Base Taxable Value is subject to confirmation by Appraisal District.

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

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra)																
Improvement Area #C-2 Feasibility Study																
Zone Year	Calendar Year	Value Growth/Year ^[a]	Total Added Development Value ^[a]	Total New Taxable Value	Total Incremental Value	City				Total TIRZ Fund Contribution		TIRZ Fund Projects				
						TIRZ Contribution		Total TIRZ Fund Contribution		Admin Costs	Actual TIRZ Credit to PID ^[b]	\$3 Million Reimbursement	Developer Projects Account ^{[c],[d]}	City Projects		
						%	Annual	Cumulative	Annual						Cumulative	
Base	2021		\$ -	\$ 698,131	\$ -	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1	2022	3%	\$ -	\$ 719,075	\$ 20,944	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
2	2023	3%	\$ -	\$ 740,647	\$ 42,516	60%	\$ 83	\$ 83	\$ 83	\$ 83	\$ 5,000	\$ -	\$ -	\$ -		
3	2024	3%	\$ -	\$ 762,866	\$ 64,736	60%	\$ 168	\$ 251	\$ 168	\$ 251	\$ 5,100	\$ -	\$ -	\$ -		
4	2025	3%	\$ 107,564,651	\$ 108,350,403	\$ 107,652,273	60%	\$ 256	\$ 506	\$ 256	\$ 506	\$ 5,202	\$ -	\$ -	\$ -		
5	2026	3%	\$ -	\$ 111,600,915	\$ 110,902,785	60%	\$ 425,102	\$ 425,608	\$ 425,102	\$ 425,608	\$ 5,306	\$ 62,241	\$ 342,759	\$ -		
6	2027	3%	\$ -	\$ 114,948,943	\$ 114,250,812	60%	\$ 437,937	\$ 863,545	\$ 437,937	\$ 863,545	\$ 5,412	\$ 62,241	\$ 221,737	\$ 103,983		
7	2028	3%	\$ -	\$ 118,397,411	\$ 117,699,280	60%	\$ 451,158	\$ 1,314,703	\$ 451,158	\$ 1,314,703	\$ 5,520	\$ 62,241	\$ -	\$ 268,378		
8	2029	3%	\$ -	\$ 121,949,333	\$ 121,251,203	60%	\$ 464,776	\$ 1,779,479	\$ 464,776	\$ 1,779,479	\$ 5,631	\$ 62,241	\$ -	\$ 277,833		
9	2030	0.00%	\$ -	\$ 121,949,333	\$ 121,251,203	60%	\$ 478,802	\$ 2,258,281	\$ 478,802	\$ 2,258,281	\$ 5,743	\$ 62,241	\$ -	\$ 287,572		
10	2031	0.00%	\$ -	\$ 121,949,333	\$ 121,251,203	60%	\$ 478,802	\$ 2,737,082	\$ 478,802	\$ 2,737,082	\$ 5,858	\$ 62,241	\$ -	\$ 287,492		
11	2032	3%	\$ -	\$ 125,607,813	\$ 124,909,683	60%	\$ 478,802	\$ 3,215,884	\$ 478,802	\$ 3,215,884	\$ 5,975	\$ 62,241	\$ -	\$ 287,410		
12	2033	3%	\$ -	\$ 129,376,048	\$ 128,677,917	60%	\$ 493,248	\$ 3,709,132	\$ 493,248	\$ 3,709,132	\$ 6,095	\$ 62,241	\$ -	\$ 297,439		
13	2034	3%	\$ -	\$ 133,257,329	\$ 132,559,199	60%	\$ 508,129	\$ 4,217,261	\$ 508,129	\$ 4,217,261	\$ 6,217	\$ 62,241	\$ -	\$ 307,769		
14	2035	3%	\$ -	\$ 137,255,049	\$ 136,556,918	60%	\$ 523,455	\$ 4,740,716	\$ 523,455	\$ 4,740,716	\$ 6,341	\$ 62,241	\$ -	\$ 318,411		
15	2036	3%	\$ -	\$ 141,372,701	\$ 140,674,570	60%	\$ 539,241	\$ 5,279,957	\$ 539,241	\$ 5,279,957	\$ 6,468	\$ 62,241	\$ -	\$ 128,839		
16	2037	3%	\$ -	\$ 145,613,882	\$ 144,915,751	60%	\$ 555,501	\$ 5,835,458	\$ 555,501	\$ 5,835,458	\$ 6,597	\$ 62,241	\$ -	\$ -		
17	2038	3%	\$ -	\$ 149,982,298	\$ 149,284,167	60%	\$ 572,249	\$ 6,407,708	\$ 572,249	\$ 6,407,708	\$ 6,729	\$ 62,241	\$ -	\$ -		
18	2039	3%	\$ -	\$ 154,481,767	\$ 153,783,636	60%	\$ 589,499	\$ 6,997,207	\$ 589,499	\$ 6,997,207	\$ 6,864	\$ 62,241	\$ -	\$ -		
19	2040	0.00%	\$ -	\$ 154,481,767	\$ 153,783,636	60%	\$ 607,267	\$ 7,604,474	\$ 607,267	\$ 7,604,474	\$ 7,001	\$ 62,241	\$ -	\$ -		
20	2041	0.00%	\$ -	\$ 154,481,767	\$ 153,783,636	60%	\$ 607,267	\$ 8,211,741	\$ 607,267	\$ 8,211,741	\$ 7,141	\$ 62,241	\$ -	\$ -		
21	2042	3%	\$ -	\$ 159,116,220	\$ 158,418,089	60%	\$ 607,267	\$ 8,819,008	\$ 607,267	\$ 8,819,008	\$ 7,284	\$ 62,241	\$ -	\$ -		
22	2043	3%	\$ -	\$ 163,889,707	\$ 163,191,576	60%	\$ 625,568	\$ 9,444,576	\$ 625,568	\$ 9,444,576	\$ 7,430	\$ 62,241	\$ -	\$ -		
23	2044	3%	\$ -	\$ 168,806,398	\$ 168,108,267	60%	\$ 644,417	\$ 10,088,993	\$ 644,417	\$ 10,088,993	\$ 7,578	\$ 62,241	\$ -	\$ -		
24	2045	3%	\$ -	\$ 173,870,590	\$ 173,172,459	60%	\$ 663,833	\$ 10,752,826	\$ 663,833	\$ 10,752,826	\$ 7,730	\$ 62,241	\$ -	\$ -		
25	2046	3%	\$ -	\$ 179,086,708	\$ 178,388,577	60%	\$ 683,830	\$ 11,436,656	\$ 683,830	\$ 11,436,656	\$ 7,884	\$ 62,241	\$ -	\$ -		
26	2047	3%	\$ -	\$ 184,459,309	\$ 183,761,178	60%	\$ 704,428	\$ 12,141,084	\$ 704,428	\$ 12,141,084	\$ 8,042	\$ 62,241	\$ -	\$ -		
27	2048	3%	\$ -	\$ 189,993,088	\$ 189,294,957	60%	\$ 725,643	\$ 12,866,727	\$ 725,643	\$ 12,866,727	\$ 8,203	\$ 62,241	\$ -	\$ -		
28	2049	3%	\$ -	\$ 195,692,881	\$ 194,994,750	60%	\$ 747,495	\$ 13,614,223	\$ 747,495	\$ 13,614,223	\$ 8,367	\$ 62,241	\$ -	\$ -		
29	2050	0.00%	\$ -	\$ 195,692,881	\$ 194,994,750	60%	\$ 770,003	\$ 14,384,226	\$ 770,003	\$ 14,384,226	\$ 8,534	\$ 62,241	\$ -	\$ -		
30	2051	0.00%	\$ -	\$ 195,692,881	\$ 194,994,750	60%	\$ 770,003	\$ 15,154,229	\$ 770,003	\$ 15,154,229	\$ 8,705	\$ 62,241	\$ -	\$ -		
31	2052	3%	\$ -	\$ 201,563,667	\$ 200,865,536	60%	\$ 770,003	\$ 15,924,232	\$ 770,003	\$ 15,924,232	\$ 8,879	\$ 62,241	\$ -	\$ -		
32	2053	3%	\$ -	\$ 207,610,577	\$ 206,912,446	60%	\$ 793,186	\$ 16,717,418	\$ 793,186	\$ 16,717,418	\$ 9,057	\$ -	\$ -	\$ -		
33	2054	3%	\$ -	\$ 213,838,894	\$ 213,140,764	60%	\$ 817,064	\$ 17,534,482	\$ 817,064	\$ 17,534,482	\$ 9,238	\$ -	\$ -	\$ -		
34	2055	3%	\$ -	\$ 220,254,061	\$ 219,555,931	60%	\$ 841,659	\$ 18,376,141	\$ 841,659	\$ 18,376,141	\$ 9,423	\$ -	\$ -	\$ -		
35	2056	3%	\$ -	\$ 226,861,683	\$ 226,163,552	60%	\$ 866,991	\$ 19,243,132	\$ 866,991	\$ 19,243,132	\$ 9,611	\$ -	\$ -	\$ -		
36	2057	3%	\$ -	\$ 233,667,534	\$ 232,969,403	60%	\$ 893,084	\$ 20,136,216	\$ 893,084	\$ 20,136,216	\$ 9,803	\$ -	\$ -	\$ -		
37	2058	3%	\$ -	\$ 240,677,560	\$ 239,979,429	60%	\$ 919,959	\$ 21,056,175	\$ 919,959	\$ 21,056,175	\$ 9,999	\$ -	\$ -	\$ -		
38	2059	3%	\$ -	\$ 247,897,886	\$ 247,199,756	60%	\$ 947,640	\$ 22,003,815	\$ 947,640	\$ 22,003,815	\$ 10,199	\$ -	\$ -	\$ -		
39	2060	0.00%	\$ -	\$ 247,897,886	\$ 247,199,756	60%	\$ 976,152	\$ 22,979,967	\$ 976,152	\$ 22,979,967	\$ 10,403	\$ -	\$ -	\$ -		
40	2061	0.00%	\$ -	\$ 247,897,886	\$ 247,199,756	60%	\$ 976,152	\$ 23,956,120	\$ 976,152	\$ 23,956,120	\$ 10,611	\$ -	\$ -	\$ -		
41	2062	3%	\$ -	\$ 255,334,823	\$ 254,636,692	60%	\$ 976,152	\$ 24,932,272	\$ 976,152	\$ 24,932,272	\$ 10,824	\$ -	\$ -	\$ -		
42	2063	3%	\$ -	\$ 262,994,868	\$ 262,296,737	60%	\$ 1,005,520	\$ 25,937,791	\$ 1,005,520	\$ 25,937,791	\$ 11,040	\$ -	\$ -	\$ -		
43	2064	3%	\$ -	\$ 270,884,714	\$ 270,186,583	60%	\$ 1,035,768	\$ 26,973,559	\$ 1,035,768	\$ 26,973,559	\$ 11,261	\$ -	\$ -	\$ -		
44	2065	3%	\$ -	\$ 279,011,255	\$ 278,313,124	60%	\$ 1,066,924	\$ 28,040,483	\$ 1,066,924	\$ 28,040,483	\$ 11,486	\$ -	\$ -	\$ -		
45	2066	3%	\$ -	\$ 287,381,593	\$ 286,683,462	60%	\$ 1,099,014	\$ 29,139,497	\$ 1,099,014	\$ 29,139,497	\$ 11,716	\$ -	\$ -	\$ -		
46	2067	3%	\$ -	\$ 296,003,041	\$ 295,304,910	60%	\$ 1,132,067	\$ 30,271,564	\$ 1,132,067	\$ 30,271,564	\$ 11,950	\$ -	\$ -	\$ -		
47	2068	3%	\$ -	\$ 304,883,132	\$ 304,185,001	60%	\$ 1,166,112	\$ 31,437,676	\$ 1,166,112	\$ 31,437,676	\$ 12,189	\$ -	\$ -	\$ -		
48	2069	3%	\$ -	\$ 314,029,626	\$ 313,331,495	60%	\$ 1,201,178	\$ 32,638,854	\$ 1,201,178	\$ 32,638,854	\$ 12,433	\$ -	\$ -	\$ -		
49	2070	0.00%	\$ -	\$ 314,029,626	\$ 313,331,495	60%	\$ 1,237,296	\$ 33,876,150	\$ 1,237,296	\$ 33,876,150	\$ 12,682	\$ -	\$ -	\$ -		
50	2071	0.00%	\$ -	\$ 314,029,626	\$ 313,331,495	60%	\$ 1,237,296	\$ 35,113,446	\$ 1,237,296	\$ 35,113,446	\$ 12,935	\$ -	\$ -	\$ -		
Total			\$ 107,564,651				\$ 35,113,446		\$ 35,113,446	\$ 409,703	\$ 1,680,508	\$ 564,496	\$ 2,565,124	\$ 29,893,614		

Assumptions	
Tax Base ^[e]	\$ 698,131
City AV Rate	\$ 0.658140
County AV Rate	\$ 0.217946

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

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

Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra) Improvement Area #C-3 Feasibility Study																
Zone	Calendar Year	Value Growth/Year ^[a]	Total Added Development Value ^[a]	Total New Taxable Value	Total Incremental Value	City				Total TIRZ Fund Contribution		TIRZ Fund Projects				
						TIRZ Contribution		Total TIRZ Fund Contribution		Admin Costs	Actual TIRZ Credit to PID ^[b]	\$3 Million Reimbursement	Developer Projects Account ^{[c],[d]}	City Projects		
						%	Annual	Cumulative	Annual						Cumulative	
Base	2021		\$ -	\$ 473,867	\$ -	60%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1	2022	3%	\$ -	\$ 488,083	\$ 14,216	60%	\$ 56	\$ 56	\$ 56	\$ 56	\$ 5,202	\$ -	\$ -	\$ -	\$ -	
2	2023	3%	\$ -	\$ 502,725	\$ 28,858	60%	\$ 114	\$ 170	\$ 114	\$ 170	\$ 5,306	\$ -	\$ -	\$ -	\$ -	
3	2024	3%	\$ -	\$ 517,807	\$ 43,940	60%	\$ 174	\$ 344	\$ 174	\$ 344	\$ 5,412	\$ -	\$ -	\$ -	\$ -	
4	2025	3%	\$ 73,011,138	\$ 73,544,479	\$ 73,070,612	60%	\$ 288,544	\$ 288,888	\$ 288,544	\$ 288,888	\$ 5,520	\$ 50,703	\$ 216,744	\$ -	\$ -	
5	2026	3%	\$ -	\$ 75,750,814	\$ 75,276,947	60%	\$ 297,257	\$ 586,144	\$ 297,257	\$ 586,144	\$ 5,631	\$ 50,703	\$ 144,272	\$ 67,656	\$ 28,995	
6	2027	3%	\$ -	\$ 78,023,338	\$ 77,549,471	60%	\$ 306,230	\$ 892,375	\$ 306,230	\$ 892,375	\$ 5,743	\$ 50,703	\$ -	\$ 174,849	\$ 74,935	
7	2028	3%	\$ -	\$ 80,364,038	\$ 79,890,171	60%	\$ 315,474	\$ 1,207,848	\$ 315,474	\$ 1,207,848	\$ 5,855	\$ 50,703	\$ -	\$ 181,238	\$ 77,674	
8	2029	3%	\$ -	\$ 82,774,959	\$ 82,301,093	60%	\$ 324,994	\$ 1,532,842	\$ 324,994	\$ 1,532,842	\$ 5,975	\$ 50,703	\$ -	\$ 187,821	\$ 80,495	
9	2030	0.00%	\$ -	\$ 82,774,959	\$ 82,301,093	60%	\$ 324,994	\$ 1,857,836	\$ 324,994	\$ 1,857,836	\$ 6,095	\$ 50,703	\$ -	\$ 187,737	\$ 80,459	
10	2031	0.00%	\$ -	\$ 82,774,959	\$ 82,301,093	60%	\$ 324,994	\$ 2,182,830	\$ 324,994	\$ 2,182,830	\$ 6,217	\$ 50,703	\$ -	\$ 187,652	\$ 80,422	
11	2032	3%	\$ -	\$ 85,258,208	\$ 84,784,341	60%	\$ 334,800	\$ 2,517,630	\$ 334,800	\$ 2,517,630	\$ 6,341	\$ 50,703	\$ -	\$ 194,429	\$ 83,327	
12	2033	3%	\$ -	\$ 87,815,954	\$ 87,342,088	60%	\$ 344,900	\$ 2,862,530	\$ 344,900	\$ 2,862,530	\$ 6,468	\$ 50,703	\$ -	\$ 201,410	\$ 86,319	
13	2034	3%	\$ -	\$ 90,450,433	\$ 89,976,566	60%	\$ 355,303	\$ 3,217,833	\$ 355,303	\$ 3,217,833	\$ 6,597	\$ 50,703	\$ -	\$ 208,602	\$ 89,401	
14	2035	3%	\$ -	\$ 93,163,946	\$ 92,690,079	60%	\$ 366,018	\$ 3,583,851	\$ 366,018	\$ 3,583,851	\$ 6,729	\$ 50,703	\$ -	\$ 216,010	\$ 92,576	
15	2036	3%	\$ -	\$ 95,958,864	\$ 95,484,998	60%	\$ 377,055	\$ 3,960,906	\$ 377,055	\$ 3,960,906	\$ 6,864	\$ 50,703	\$ -	\$ 223,642	\$ 95,846	
16	2037	3%	\$ -	\$ 98,837,630	\$ 98,363,764	60%	\$ 388,423	\$ 4,349,329	\$ 388,423	\$ 4,349,329	\$ 7,001	\$ 50,703	\$ -	\$ 231,503	\$ 99,216	
17	2038	3%	\$ -	\$ 101,802,759	\$ 101,328,892	60%	\$ 400,132	\$ 4,749,460	\$ 400,132	\$ 4,749,460	\$ 7,141	\$ 50,703	\$ -	\$ 239,601	\$ 102,686	
18	2039	3%	\$ -	\$ 104,856,842	\$ 104,382,975	60%	\$ 412,192	\$ 5,161,652	\$ 412,192	\$ 5,161,652	\$ 7,284	\$ 50,703	\$ -	\$ 247,943	\$ 106,261	
19	2040	0.00%	\$ -	\$ 104,856,842	\$ 104,382,975	60%	\$ 412,192	\$ 5,573,844	\$ 412,192	\$ 5,573,844	\$ 7,430	\$ 50,703	\$ -	\$ 247,841	\$ 106,218	
20	2041	0.00%	\$ -	\$ 104,856,842	\$ 104,382,975	60%	\$ 412,192	\$ 5,986,035	\$ 412,192	\$ 5,986,035	\$ 7,578	\$ 50,703	\$ -	\$ 247,737	\$ 106,173	
21	2042	3%	\$ -	\$ 108,002,547	\$ 107,528,680	60%	\$ 424,614	\$ 6,410,649	\$ 424,614	\$ 6,410,649	\$ 7,730	\$ 50,703	\$ -	\$ 256,326	\$ 109,854	
22	2043	3%	\$ -	\$ 111,242,624	\$ 110,768,757	60%	\$ 437,408	\$ 6,848,057	\$ 437,408	\$ 6,848,057	\$ 7,884	\$ 50,703	\$ -	\$ 228,593	\$ 150,228	
23	2044	3%	\$ -	\$ 114,579,902	\$ 114,106,036	60%	\$ 450,586	\$ 7,298,643	\$ 450,586	\$ 7,298,643	\$ 8,042	\$ 50,703	\$ -	\$ -	\$ 391,841	
24	2045	3%	\$ -	\$ 118,017,299	\$ 117,543,433	60%	\$ 464,160	\$ 7,762,804	\$ 464,160	\$ 7,762,804	\$ 8,203	\$ 50,703	\$ -	\$ -	\$ 405,254	
25	2046	3%	\$ -	\$ 121,557,818	\$ 121,083,952	60%	\$ 478,141	\$ 8,240,945	\$ 478,141	\$ 8,240,945	\$ 8,367	\$ 50,703	\$ -	\$ -	\$ 419,071	
26	2047	3%	\$ -	\$ 125,204,553	\$ 124,730,686	60%	\$ 492,542	\$ 8,733,486	\$ 492,542	\$ 8,733,486	\$ 8,534	\$ 50,703	\$ -	\$ -	\$ 433,304	
27	2048	3%	\$ -	\$ 128,960,690	\$ 128,486,823	60%	\$ 507,374	\$ 9,240,860	\$ 507,374	\$ 9,240,860	\$ 8,705	\$ 50,703	\$ -	\$ -	\$ 447,966	
28	2049	3%	\$ -	\$ 132,829,510	\$ 132,355,643	60%	\$ 522,651	\$ 9,763,511	\$ 522,651	\$ 9,763,511	\$ 8,879	\$ 50,703	\$ -	\$ -	\$ 463,069	
29	2050	0.00%	\$ -	\$ 132,829,510	\$ 132,355,643	60%	\$ 522,651	\$ 10,286,163	\$ 522,651	\$ 10,286,163	\$ 9,057	\$ 50,703	\$ -	\$ -	\$ 462,891	
30	2051	0.00%	\$ -	\$ 132,829,510	\$ 132,355,643	60%	\$ 522,651	\$ 10,808,814	\$ 522,651	\$ 10,808,814	\$ 9,238	\$ 50,703	\$ -	\$ -	\$ 462,710	
31	2052	3%	\$ -	\$ 136,814,396	\$ 136,340,529	60%	\$ 538,387	\$ 11,347,201	\$ 538,387	\$ 11,347,201	\$ 9,423	\$ -	\$ -	\$ -	\$ 528,964	
32	2053	3%	\$ -	\$ 140,918,827	\$ 140,444,961	60%	\$ 554,595	\$ 11,901,796	\$ 554,595	\$ 11,901,796	\$ 9,611	\$ -	\$ -	\$ -	\$ 544,984	
33	2054	3%	\$ -	\$ 145,146,392	\$ 144,672,525	60%	\$ 571,289	\$ 12,473,084	\$ 571,289	\$ 12,473,084	\$ 9,803	\$ -	\$ -	\$ -	\$ 561,485	
34	2055	3%	\$ -	\$ 149,500,784	\$ 149,026,917	60%	\$ 588,483	\$ 13,061,568	\$ 588,483	\$ 13,061,568	\$ 9,999	\$ -	\$ -	\$ -	\$ 578,484	
35	2056	3%	\$ -	\$ 153,985,808	\$ 153,511,941	60%	\$ 606,194	\$ 13,667,762	\$ 606,194	\$ 13,667,762	\$ 10,199	\$ -	\$ -	\$ -	\$ 595,995	
36	2057	3%	\$ -	\$ 158,605,382	\$ 158,131,515	60%	\$ 624,436	\$ 14,292,198	\$ 624,436	\$ 14,292,198	\$ 10,403	\$ -	\$ -	\$ -	\$ 614,033	
37	2058	3%	\$ -	\$ 163,363,543	\$ 162,889,676	60%	\$ 643,225	\$ 14,935,423	\$ 643,225	\$ 14,935,423	\$ 10,611	\$ -	\$ -	\$ -	\$ 632,614	
38	2059	3%	\$ -	\$ 168,264,450	\$ 167,790,583	60%	\$ 662,578	\$ 15,598,001	\$ 662,578	\$ 15,598,001	\$ 10,824	\$ -	\$ -	\$ -	\$ 651,754	
39	2060	0.00%	\$ -	\$ 168,264,450	\$ 167,790,583	60%	\$ 662,578	\$ 16,260,579	\$ 662,578	\$ 16,260,579	\$ 11,040	\$ -	\$ -	\$ -	\$ 651,538	
40	2061	0.00%	\$ -	\$ 168,264,450	\$ 167,790,583	60%	\$ 662,578	\$ 16,923,158	\$ 662,578	\$ 16,923,158	\$ 11,261	\$ -	\$ -	\$ -	\$ 651,317	
41	2062	3%	\$ -	\$ 173,312,383	\$ 172,838,516	60%	\$ 682,512	\$ 17,605,669	\$ 682,512	\$ 17,605,669	\$ 11,486	\$ -	\$ -	\$ -	\$ 671,025	
42	2063	3%	\$ -	\$ 178,511,755	\$ 178,037,888	60%	\$ 703,043	\$ 18,308,712	\$ 703,043	\$ 18,308,712	\$ 11,716	\$ -	\$ -	\$ -	\$ 691,327	
43	2064	3%	\$ -	\$ 183,867,107	\$ 183,393,240	60%	\$ 724,191	\$ 19,032,903	\$ 724,191	\$ 19,032,903	\$ 11,950	\$ -	\$ -	\$ -	\$ 712,240	
44	2065	3%	\$ -	\$ 189,383,120	\$ 188,909,254	60%	\$ 745,972	\$ 19,778,875	\$ 745,972	\$ 19,778,875	\$ 12,189	\$ -	\$ -	\$ -	\$ 733,783	
45	2066	3%	\$ -	\$ 195,064,614	\$ 194,590,747	60%	\$ 768,408	\$ 20,547,283	\$ 768,408	\$ 20,547,283	\$ 12,433	\$ -	\$ -	\$ -	\$ 755,975	
46	2067	3%	\$ -	\$ 200,916,552	\$ 200,442,686	60%	\$ 791,516	\$ 21,338,799	\$ 791,516	\$ 21,338,799	\$ 12,682	\$ -	\$ -	\$ -	\$ 778,834	
47	2068	3%	\$ -	\$ 206,944,049	\$ 206,470,182	60%	\$ 815,318	\$ 22,154,117	\$ 815,318	\$ 22,154,117	\$ 12,935	\$ -	\$ -	\$ -	\$ 802,382	
48	2069	3%	\$ -	\$ 213,152,370	\$ 212,678,504	60%	\$ 839,833	\$ 22,993,950	\$ 839,833	\$ 22,993,950	\$ 13,194	\$ -	\$ -	\$ -	\$ 826,639	
49	2070	0.00%	\$ -	\$ 213,152,370	\$ 212,678,504	60%	\$ 839,833	\$ 23,833,784	\$ 839,833	\$ 23,833,784	\$ 13,458	\$ -	\$ -	\$ -	\$ 826,375	
50	2071	0.00%	\$ -	\$ 213,152,370	\$ 212,678,504	60%	\$ 839,833	\$ 23,833,784	\$ 839,833	\$ 23,833,784	\$ 13,458	\$ -	\$ -	\$ -	\$ 826,375	
Total			\$ 73,011,138	\$ 733,833,784	\$ 23,833,784		\$ 23,833,784	\$ 23,833,784	\$ 23,833,784	\$ 23,833,784	\$ 426,255	\$ 1,368,983	\$ 361,016	\$ 3,730,590	\$ 17,946,940	

Assumptions	
Tax Base ^[e]	\$ 473,867
City AV Rate	\$ 0.658140
County AV Rate	\$ 0.217946

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

EXHIBIT F – LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT G – LAND USE MAP

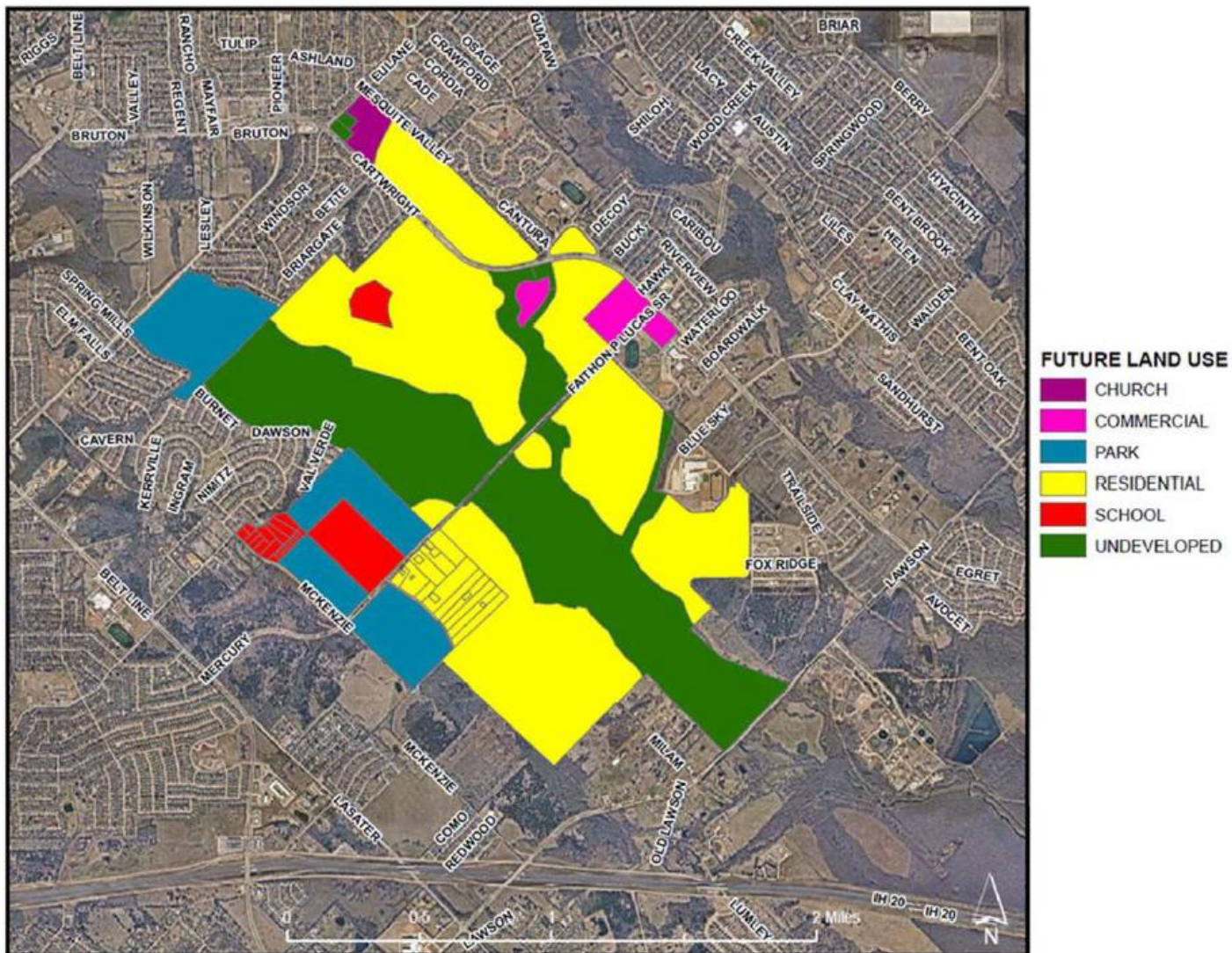
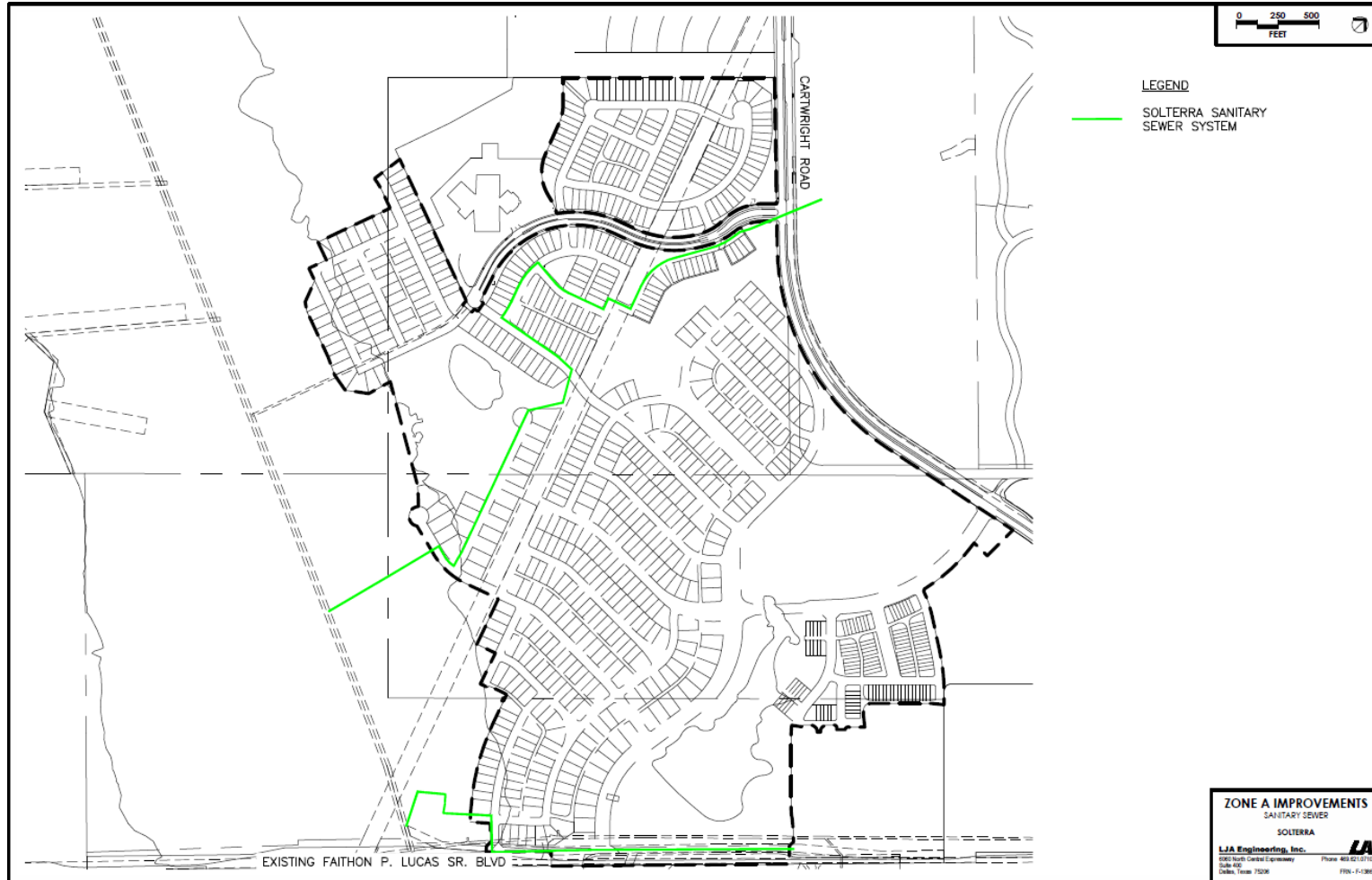
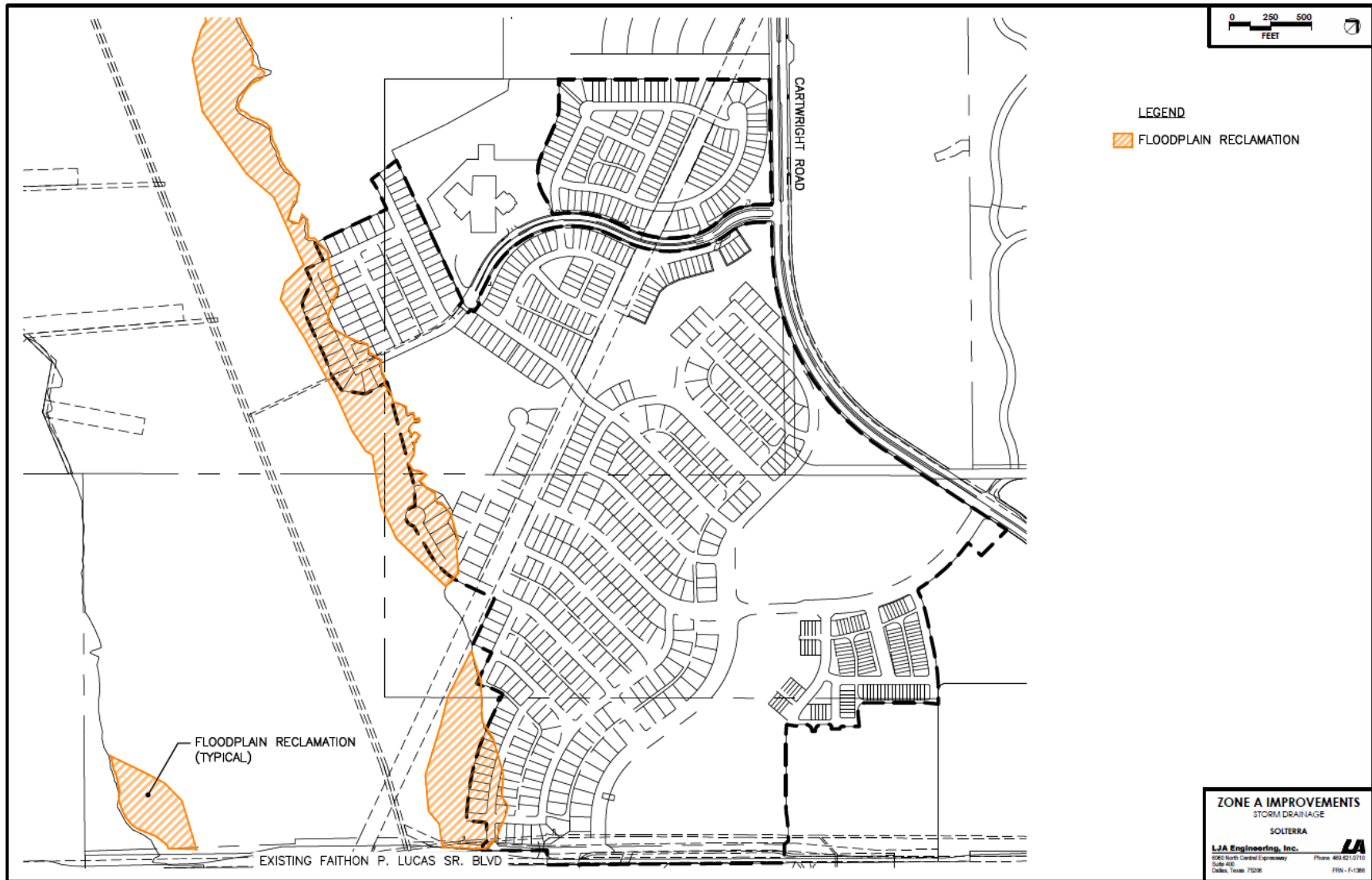
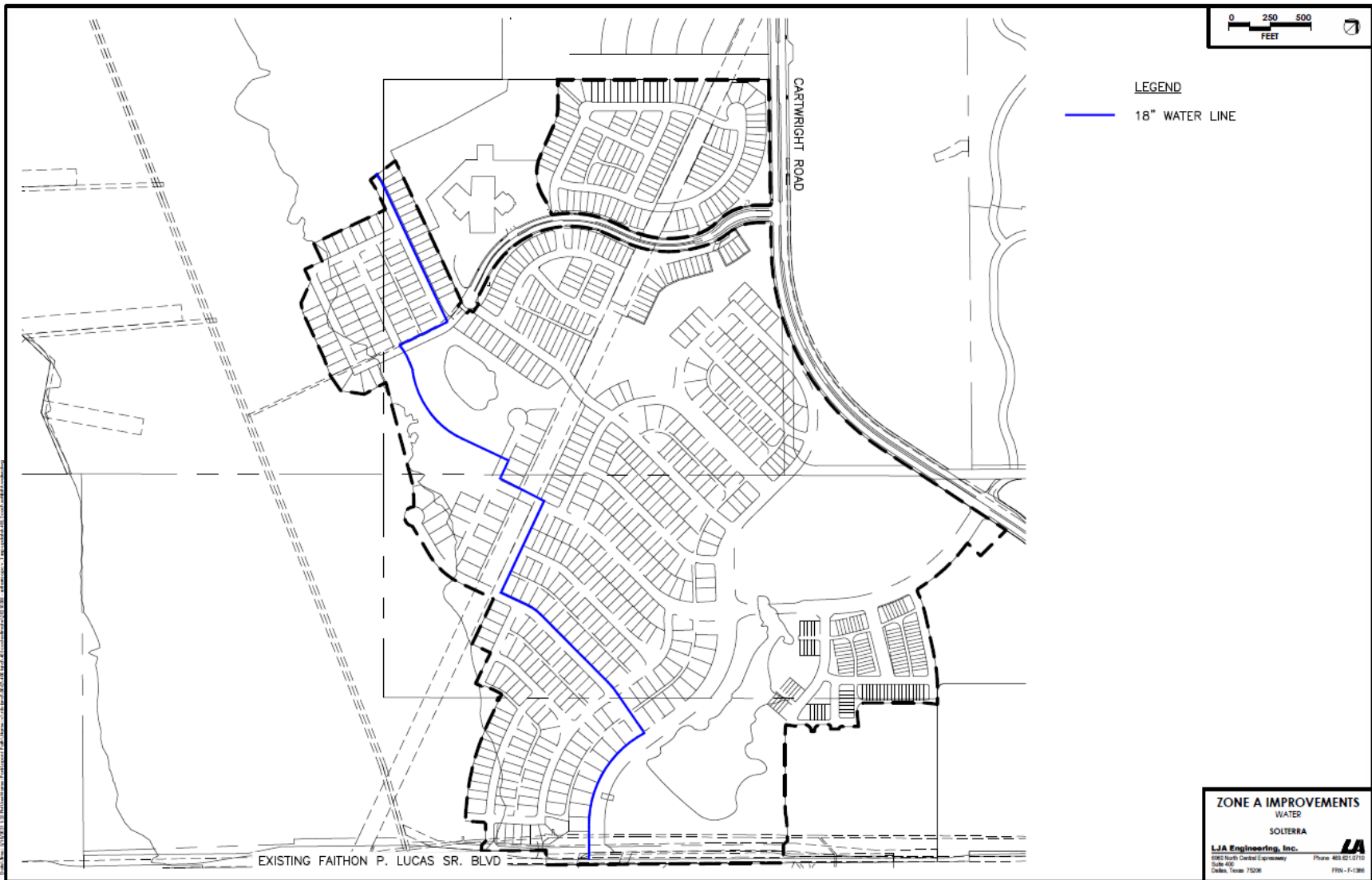
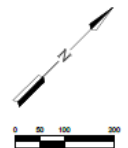
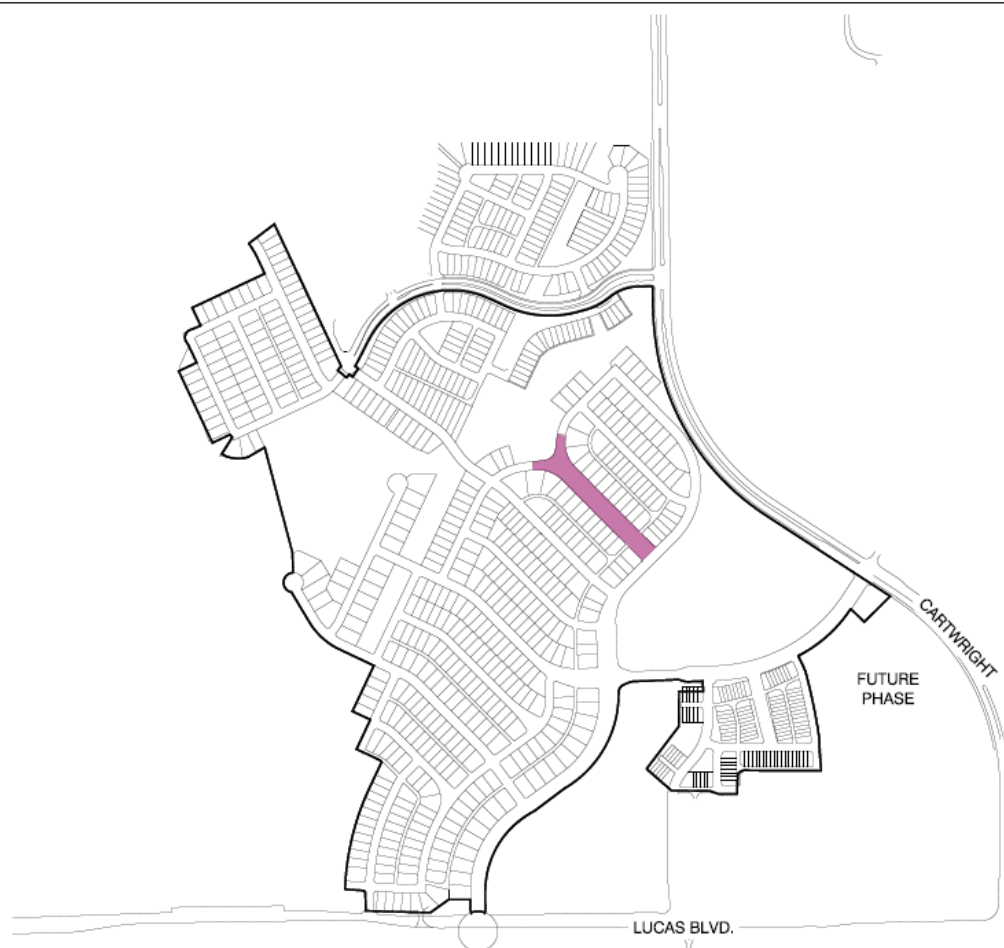


EXHIBIT H – MAP OF THE PUBLIC IMPROVEMENTS









LEGEND

PROMENADE IMPROVEMENT (ZONE A)

DEVELOPER:

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

ENGINEER:

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

LANDSCAPE ARCHITECT:

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



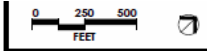
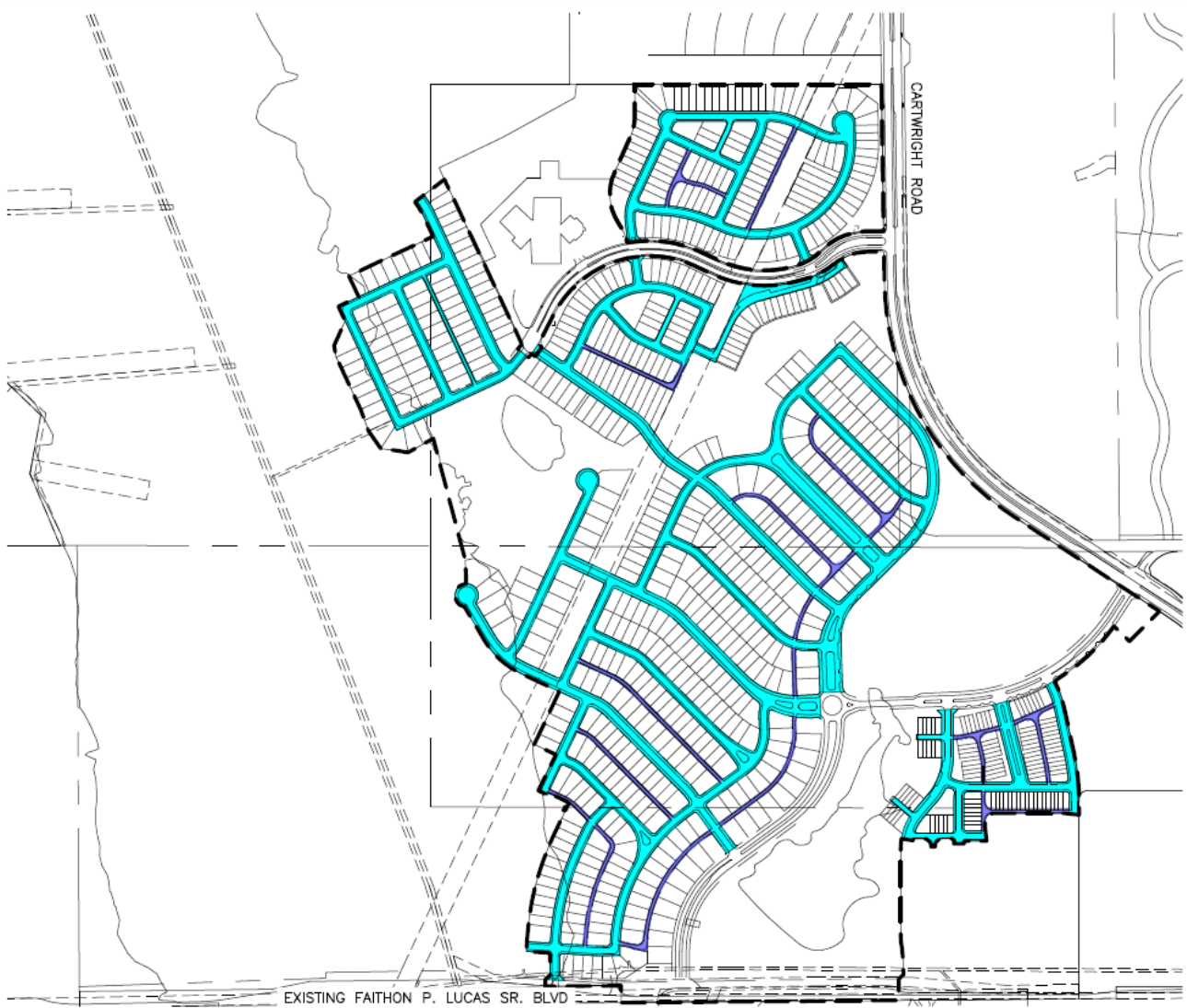
CASE NO. SP0221-0195

ZC/PP-XX-XXX

SCALE:

MAPSCO: XXXXXXXXX

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

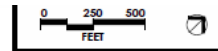
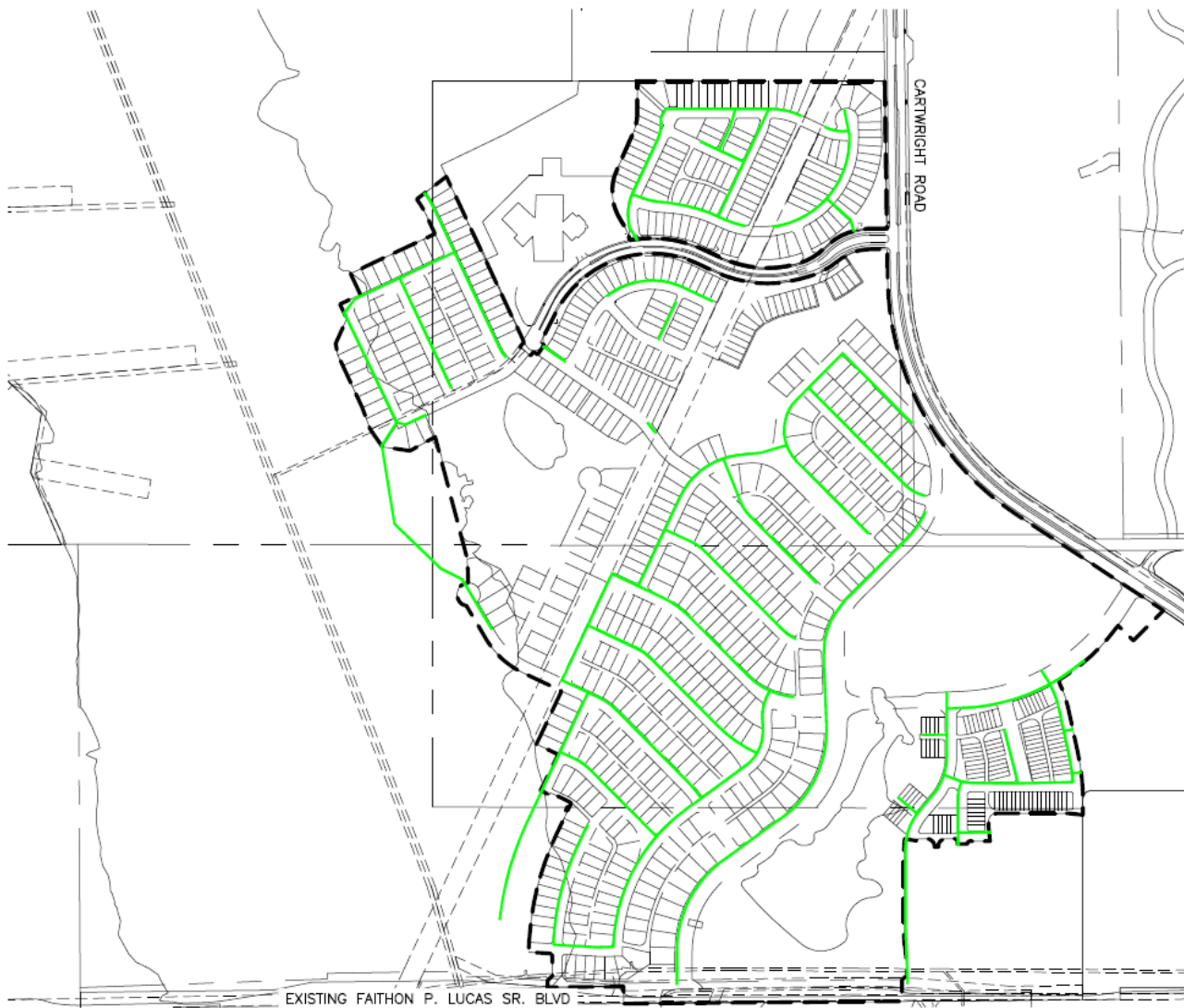


- LEGEND**
- STREET/MEWS PAVING
 - ALLEY PAVING

AREA A-1 IMPROVEMENTS
 STREET
 SOLTERRA

LJA Engineering, Inc.
1061 North Central Expressway
 Suite 402

LJA
Phone 409.821.6710

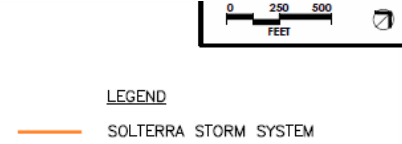
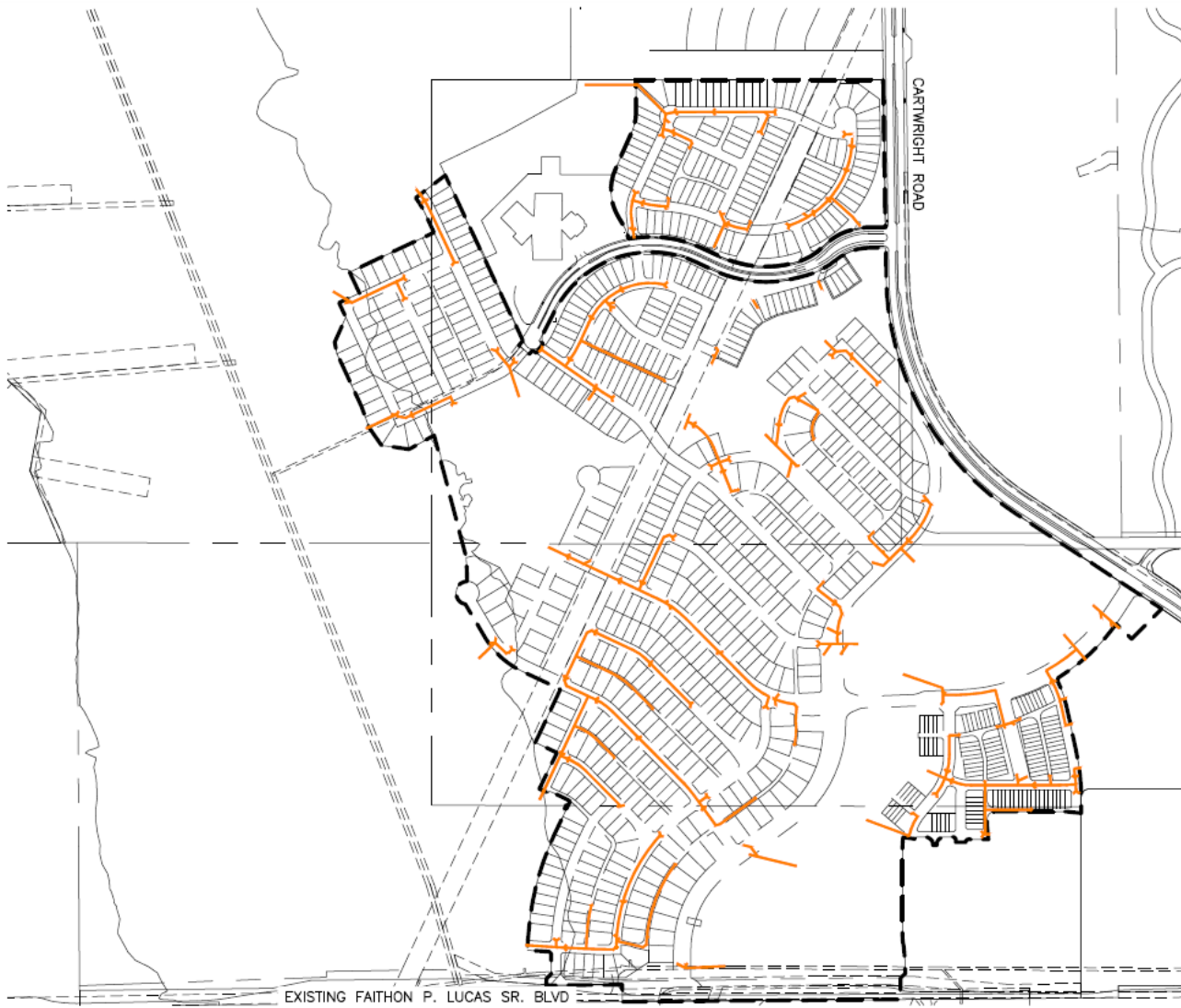


LEGEND
 SOLTERRA SANITARY SEWER SYSTEM

AREA A-1 IMPROVEMENTS
 SANITARY SEWER
 SOLTERRA

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

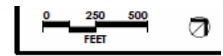
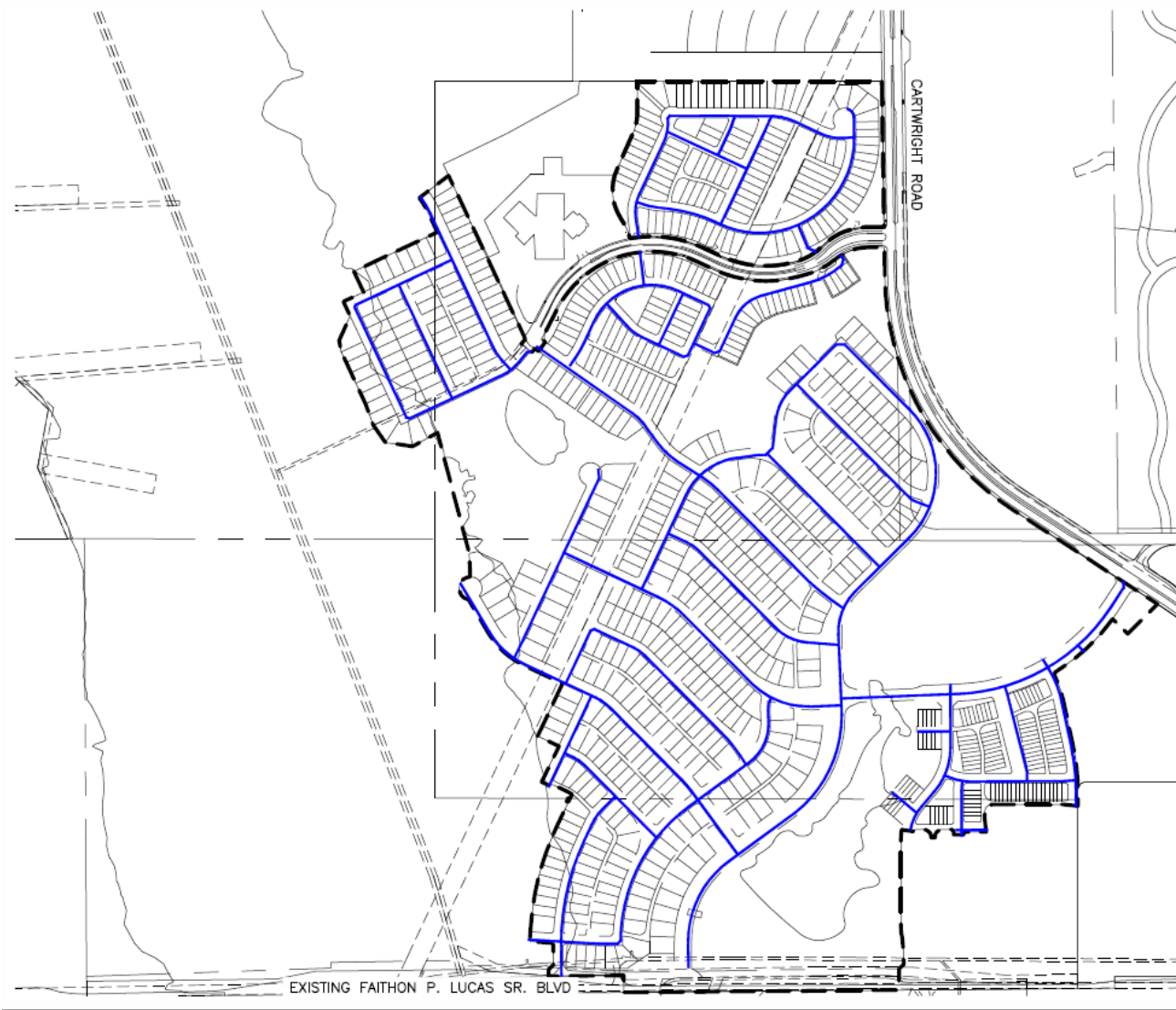
Phone 469-621-0710
 FIRM - F-1366



AREA A-1 IMPROVEMENTS
 STORM DRAINAGE
 SOLTERRA

LJA Engineering, Inc.
 6960 North Central Expressway
 Suite 400
 Dallas, Texas 75208

Phone 469.621.0710
 FAX - F-1386



LEGEND

— SOLTERRA WATER SYSTEM

AREA A-1 IMPROVEMENTS
 WATER
 SOLTERRA

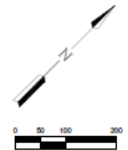
LJA Engineering, Inc.
 6060 North Central Expressway
 Suite 450
 Dallas, Texas 75206

Phone 469.521.5710
 FPN - F-1386



LEGEND

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



DEVELOPER:

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

ENGINEER:

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

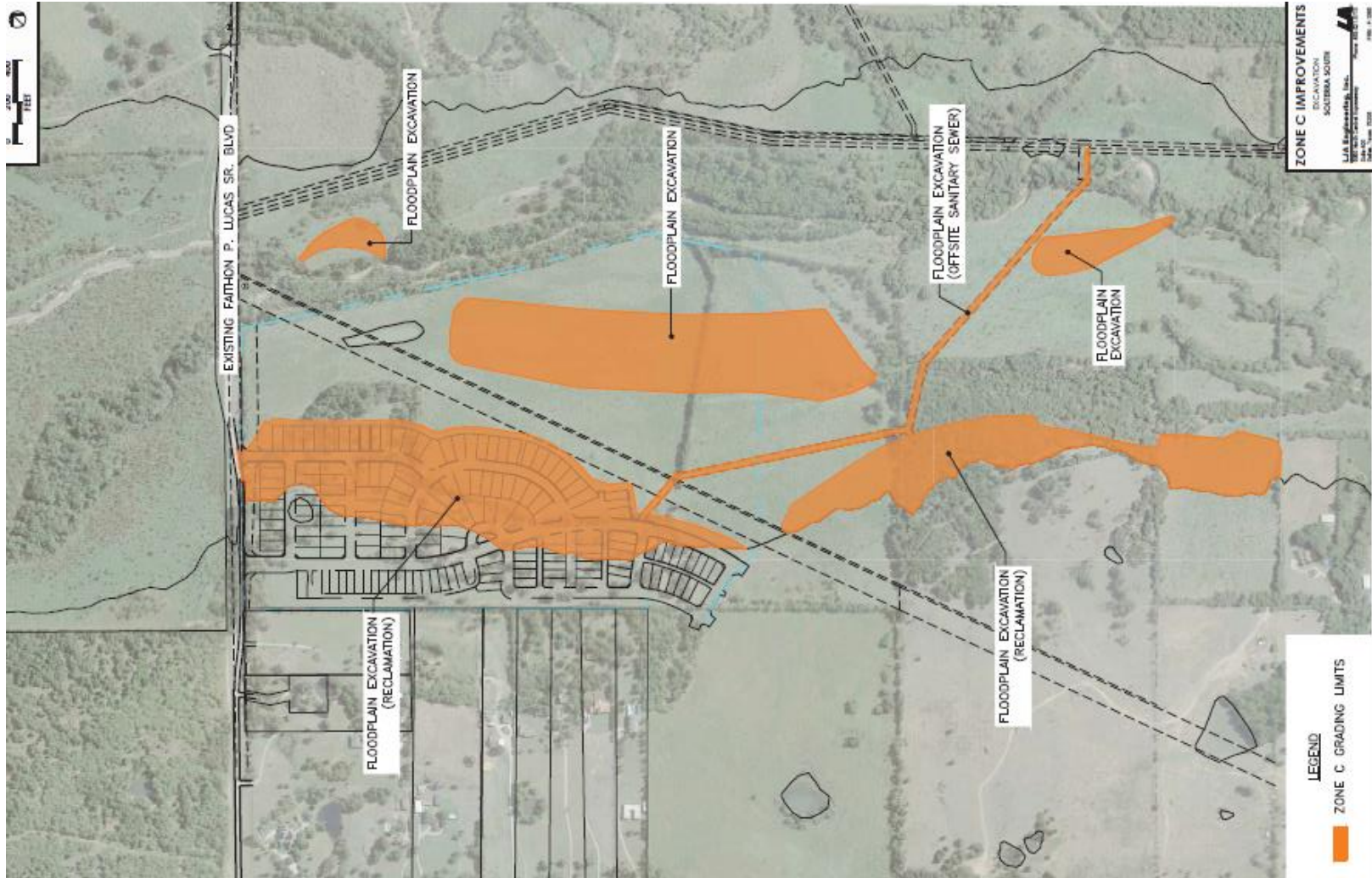
LANDSCAPE ARCHITECT:

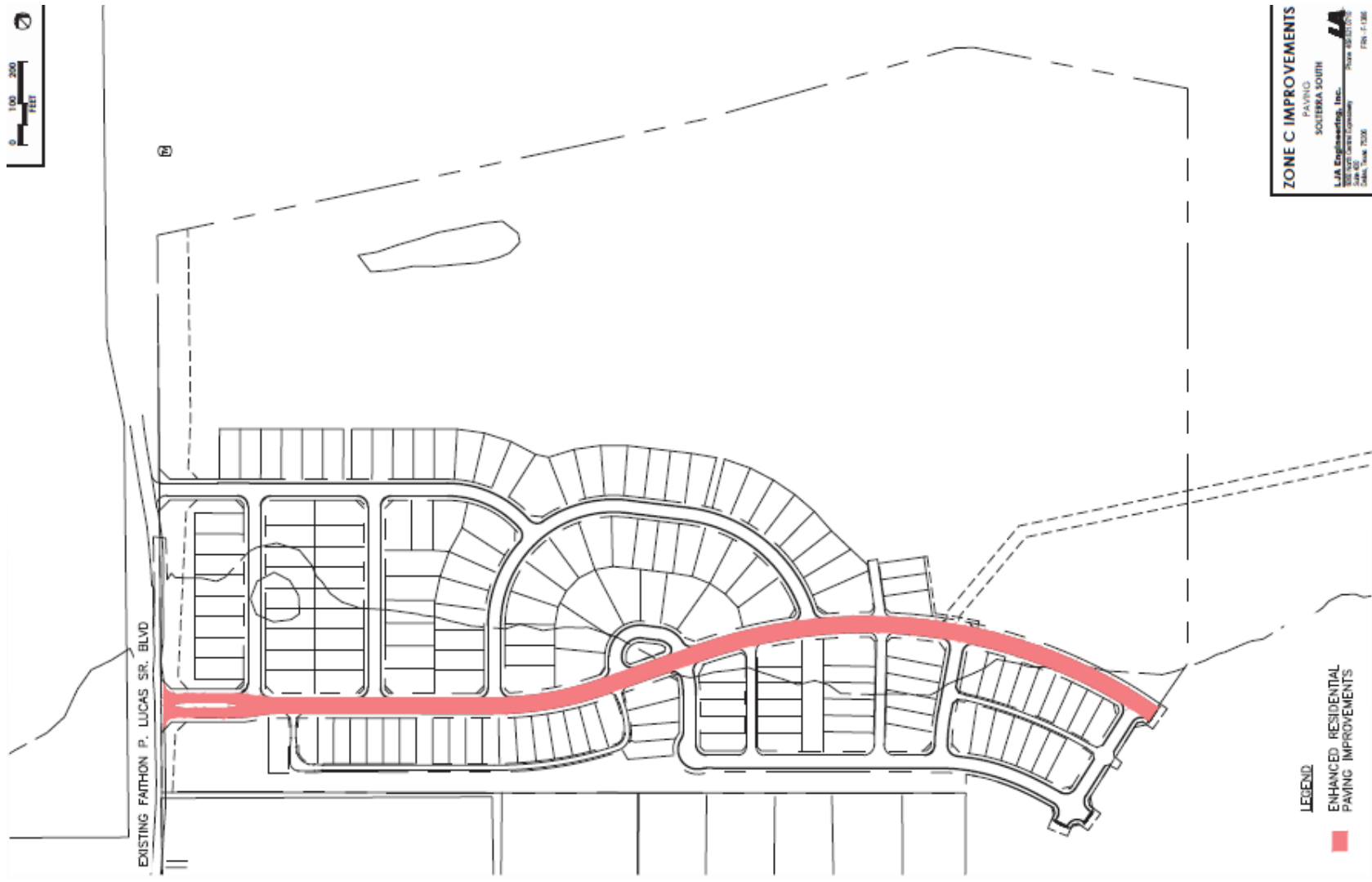
LJA LANDSCAPE ARCHITECTURE
 2150 SOUTH CENTRAL EXPRESSWAY
 SUITE 380
 MCKINNEY, TX 75070
 PHONE: (214) 620-2800



CASE NO. SP0221-0195 2C/PP-XX-30X

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

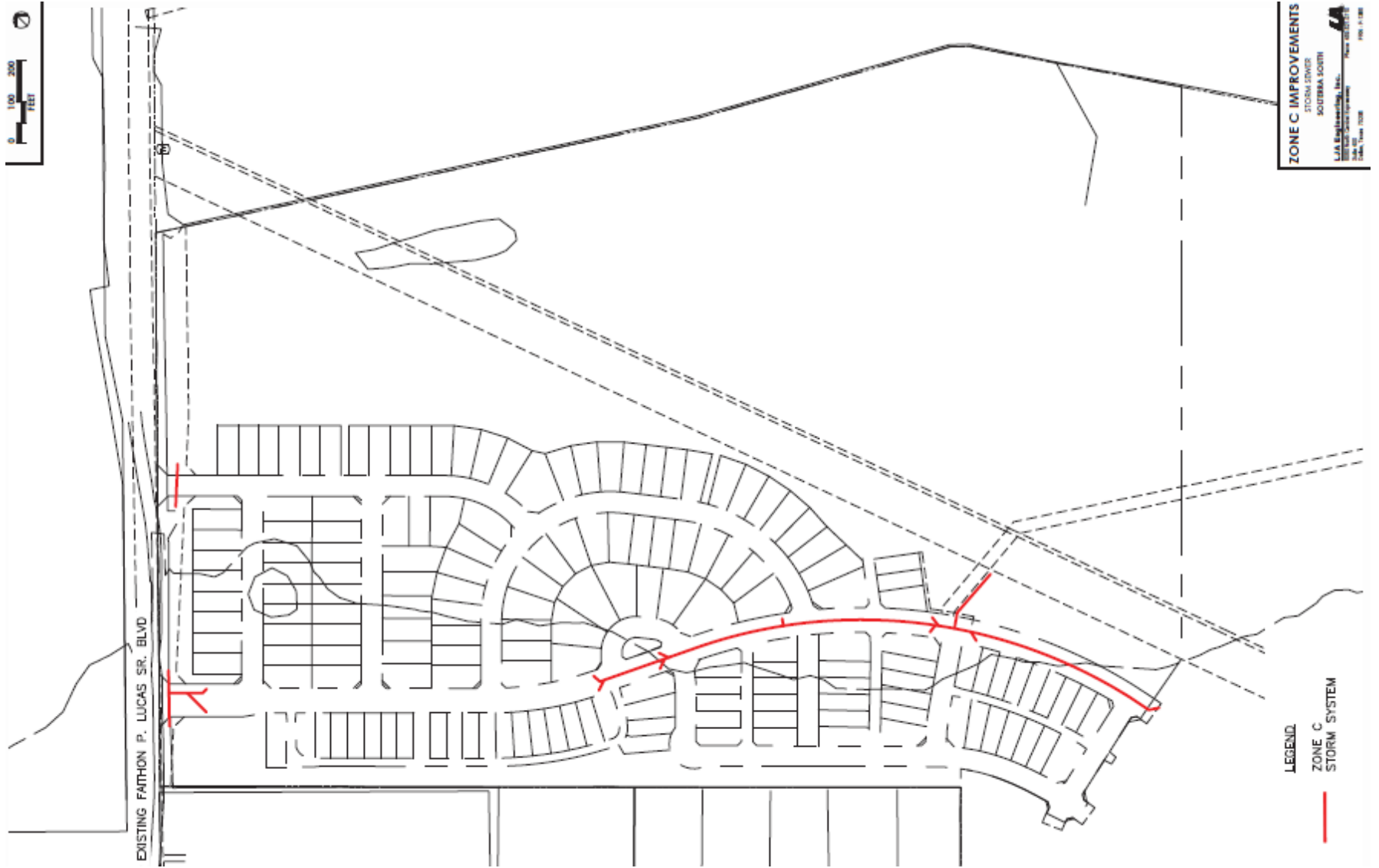




ZONE C IMPROVEMENTS
 PAVING
 SOLTERRA SOUTH
 LJA Engineering, Inc.
 300 WEST LAUREL COUNTRY
 DALLAS, TEXAS 75208
 PHONE 972.952.1272
 FAX 972.952.1278

LEGEND
 ■ ENHANCED RESIDENTIAL PAVING IMPROVEMENTS

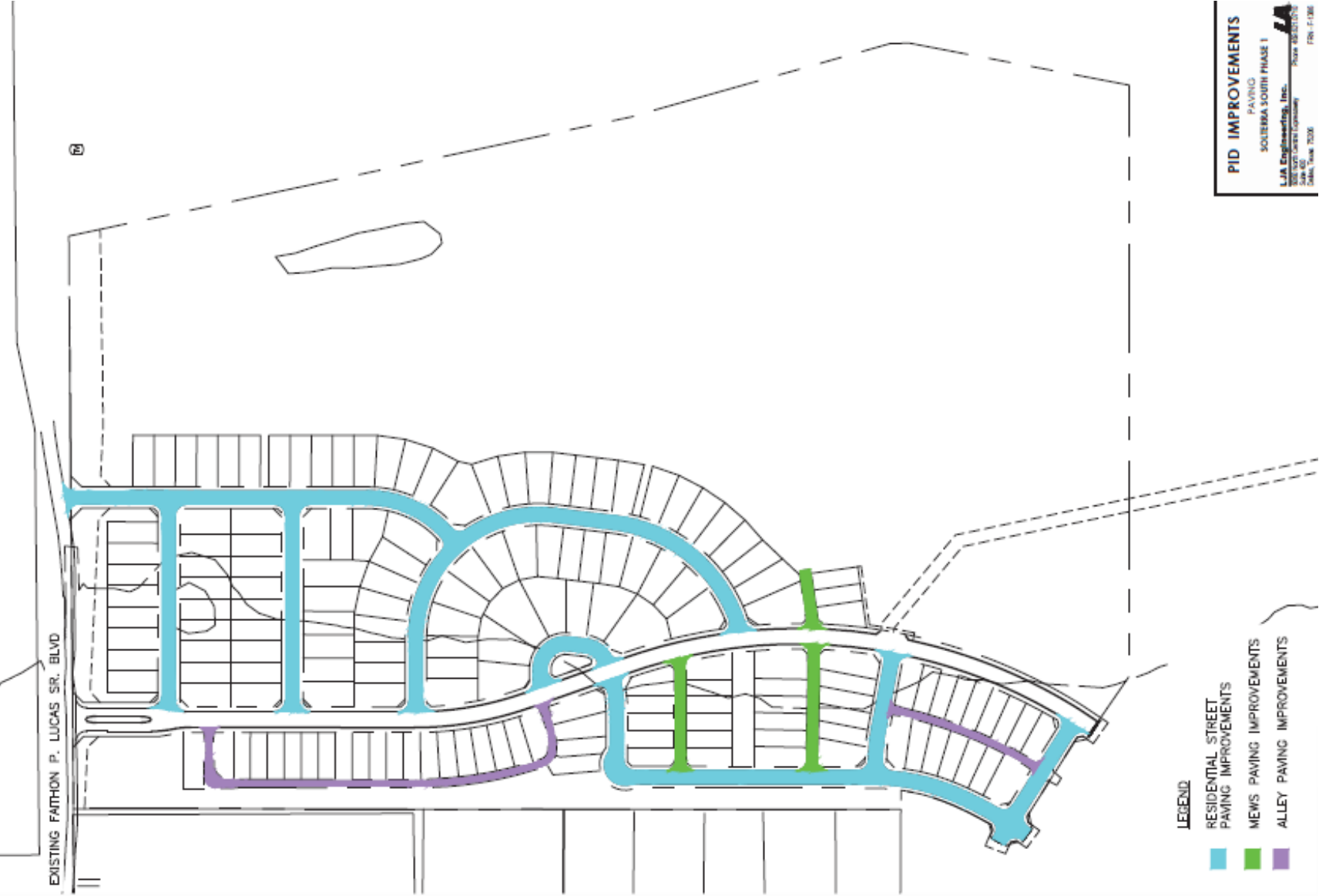






ZONE C IMPROVEMENTS
 WATER DISTRIBUTION
 SOLTERRA SOUTH
 LJA Engineering, Inc.
 1000 WEST CANTON HIGHWAY
 DALLAS, TEXAS 75208
 PLAN 05/21/21-07
 P&F - F-006

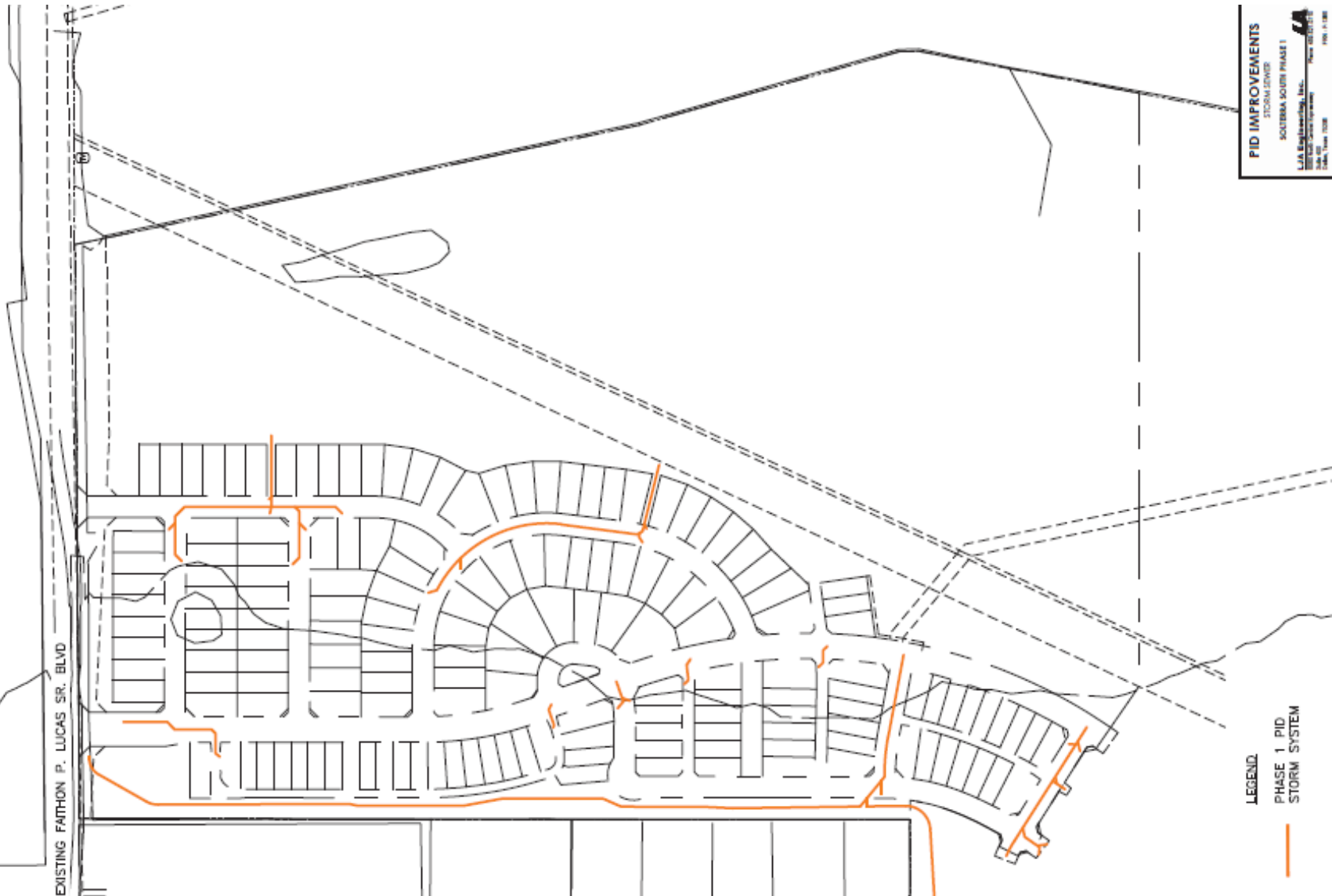




PID IMPROVEMENTS
 PAVING
 SOLTERRA SOUTH PHASE 1
 LJA Engineering, Inc.
 10000 West University
 Dallas, Texas 75238
 Phone: 972.312.1170
 Fax: 972.312.1171

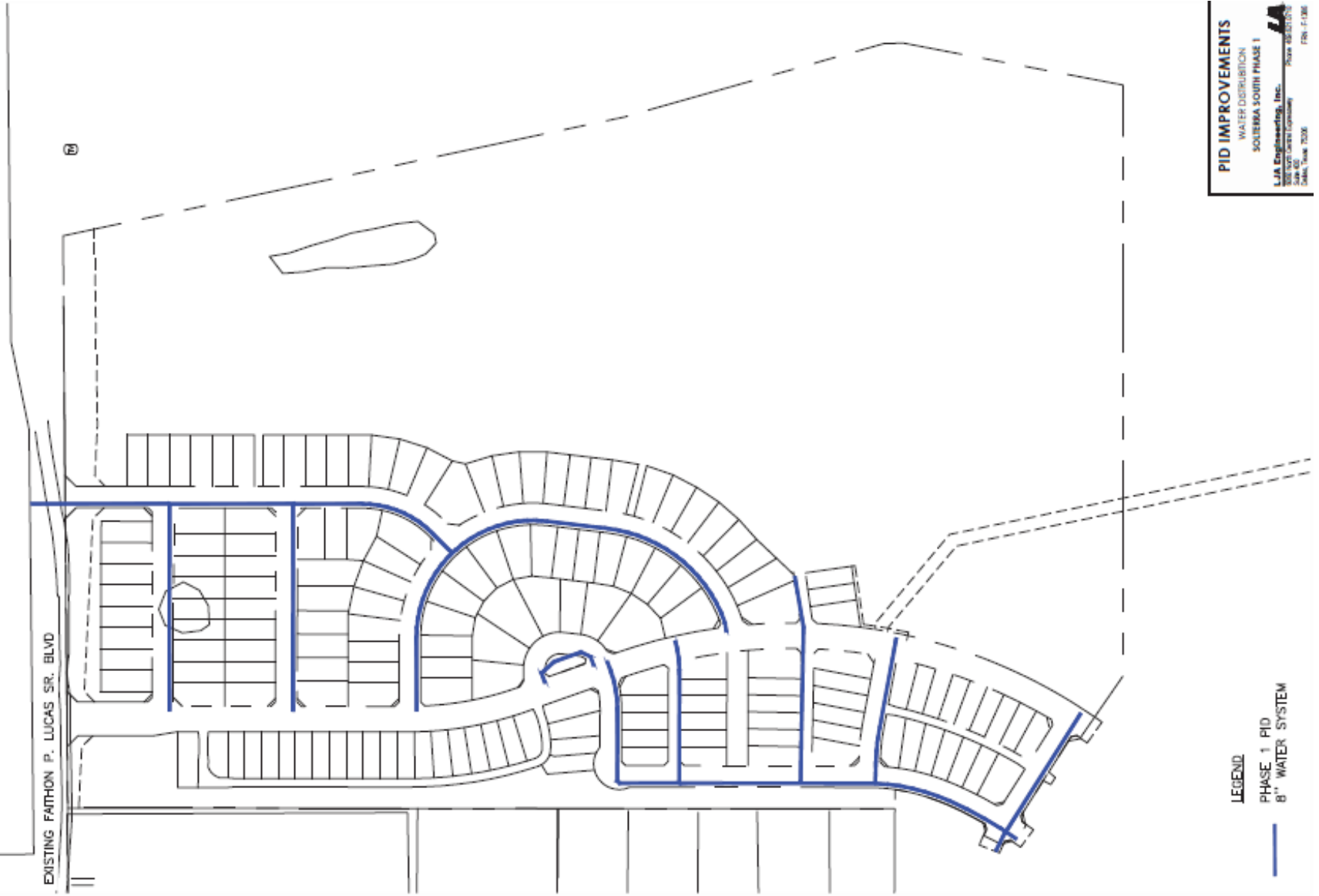
- LEGEND**
- RESIDENTIAL STREET PAVING IMPROVEMENTS
 - NEWS PAVING IMPROVEMENTS
 - ALLEY PAVING IMPROVEMENTS





PID IMPROVEMENTS
STORM SEWER
SOUTHERN SOLTERRA PHASE 1
SJA Engineering, Inc.
1000 W. Highway 101
Mesquite, Texas 75049
Phone: (972) 271-1111
Fax: (972) 271-1199

LEGEND
PHASE 1 PID
STORM SYSTEM

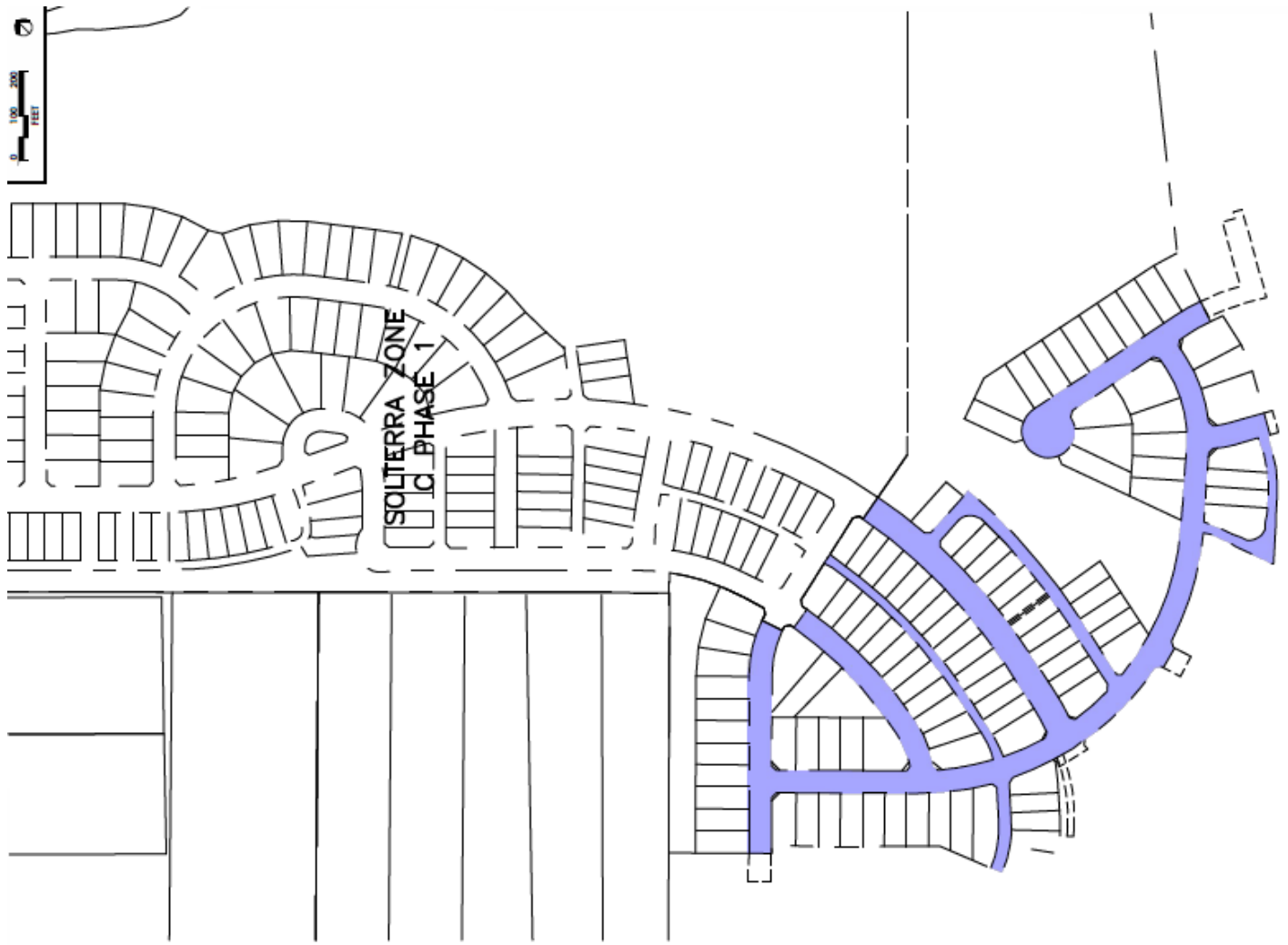


EXISTING FATHON P. LUCAS SR. BLVD

16

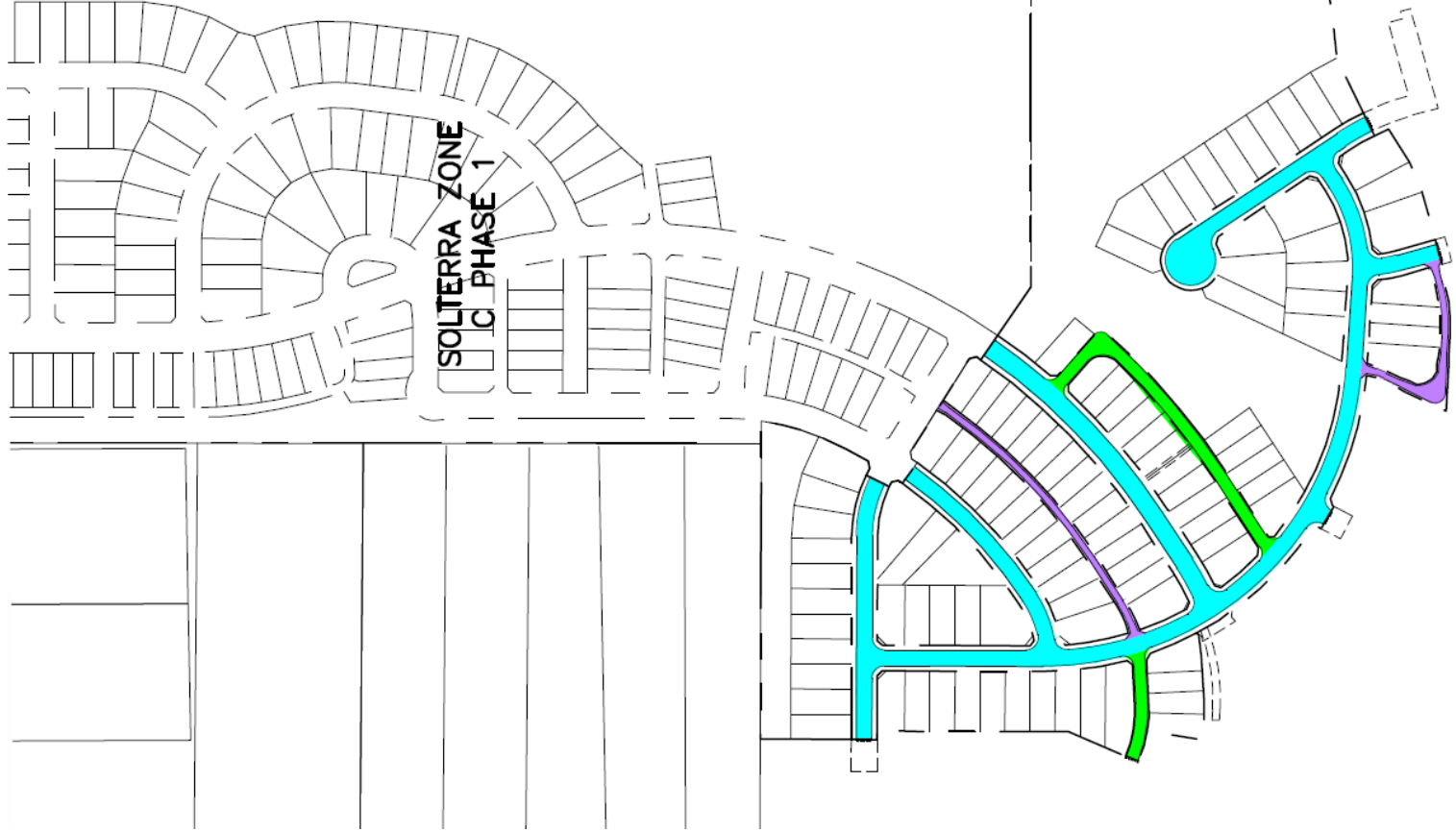
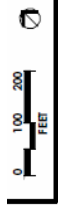
LEGEND
PHASE 1 PID
8" WATER SYSTEM

PID IMPROVEMENTS
WATER DISTRIBUTION
SOLTERRA SOUTH PHASE 1
LJA Engineering, Inc.
300 WEST GARDEN LANE
DALLAS, TEXAS 75208
PHONE: 972.251.2575
FAX: 972.251.2576



PID IMPROVEMENTS
 EXCAVATION
 SOLTERRA SOUTH PHASE 2
 LJA Engineering, Inc.
 10775 North Loop West, Suite 100
 Houston, TX 77037
 Date: 11/14/2018
 1804-11-2018

LEGEND
 PHASE 2 PID
 GRADING LIMITS



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

PID IMPROVEMENTS
PAVING

SOLTERRA SOUTH PHASE 2

LJA Engineering, Inc.
1900 West Central Expressway
Suite 1000, Irving, TX 75039
Phone: 469.427.1870
FAX: 469.427.1870



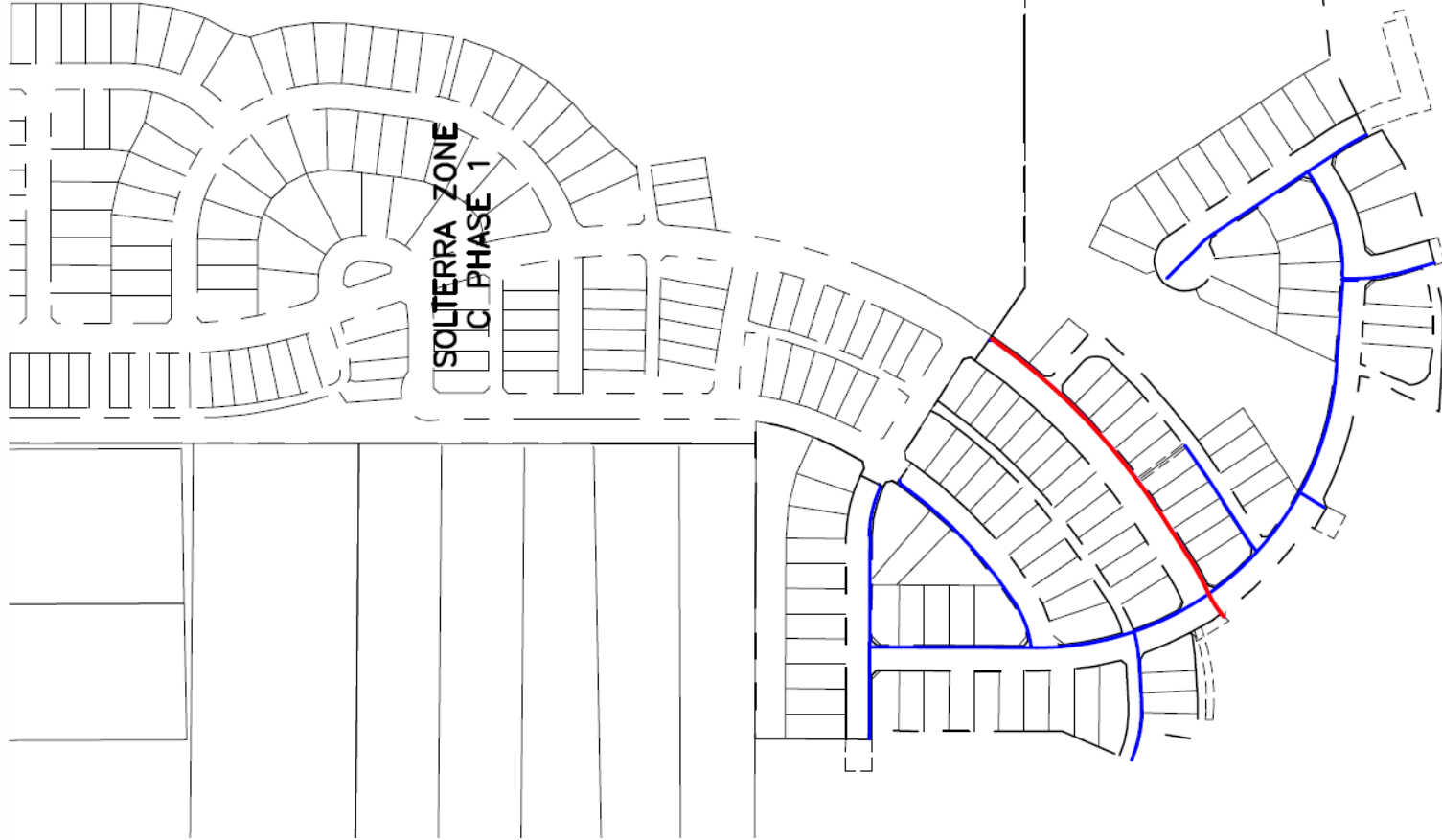
SOLTERRA ZONE
1C PHASE 1

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

PID IMPROVEMENTS
 SANDARY SEWER
 SOLTERRA SOUTH PHASE 2
LJA Engineering, Inc.
 1000 West Central Expressway, Suite 1000, #1010
 Dallas, Texas 75208
 PH-1-1206



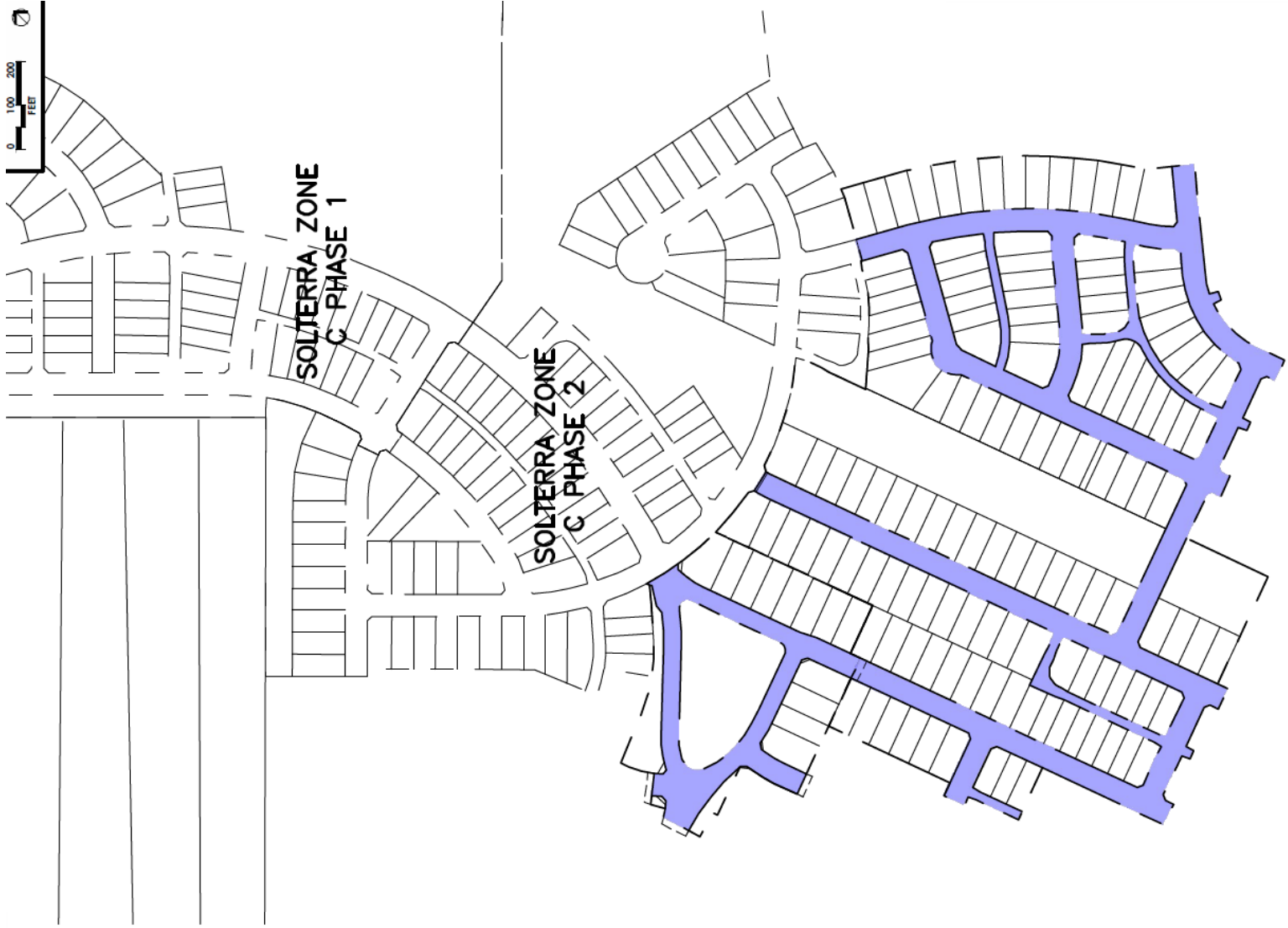
PID IMPROVEMENTS
 STORM SYSTEM
 SOLTERRA SOUTH PHASE 2
 LJA Engineering, Inc.
 6500 North Central Expressway, Suite 4000
 Dallas, Texas 75206
 Phone: 469.932.6670
 Fax: 469.932.6670
 PRR: J-1-2006



SOLTERRA ZONE
1C PHASE 1

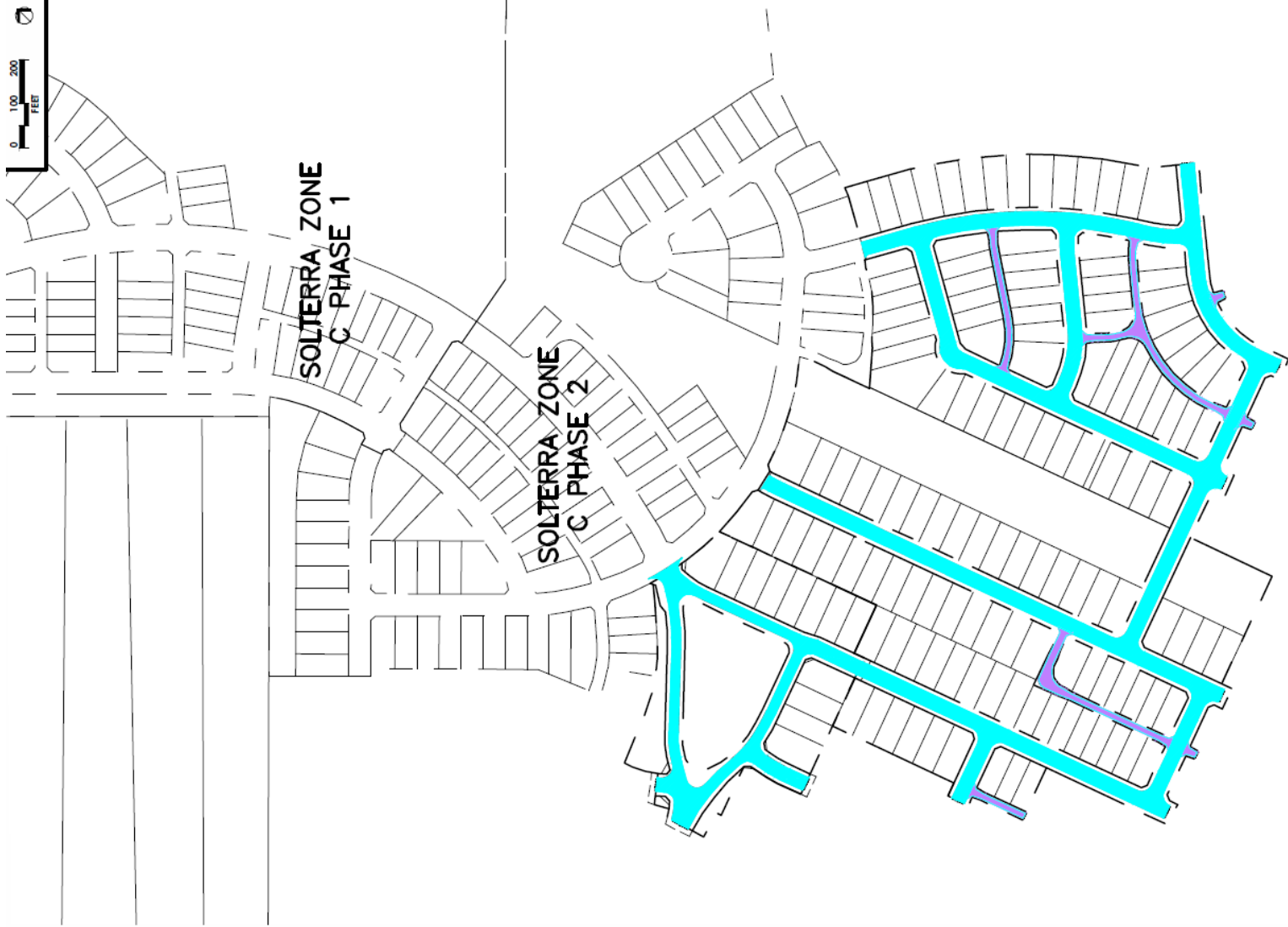
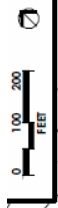
- LEGEND**
- PHASE 2 PID
12" WATER SYSTEM
 - PHASE 2 PID
8" WATER SYSTEM

PID IMPROVEMENTS
WATER
SOLTERRA SOUTH PHASE 2
LJA Engineering, Inc.
600 West Central Expressway
Orange, Texas 77366
Phone: 281-437-6770
Fax: 281-437-6770
P/N: J-1306



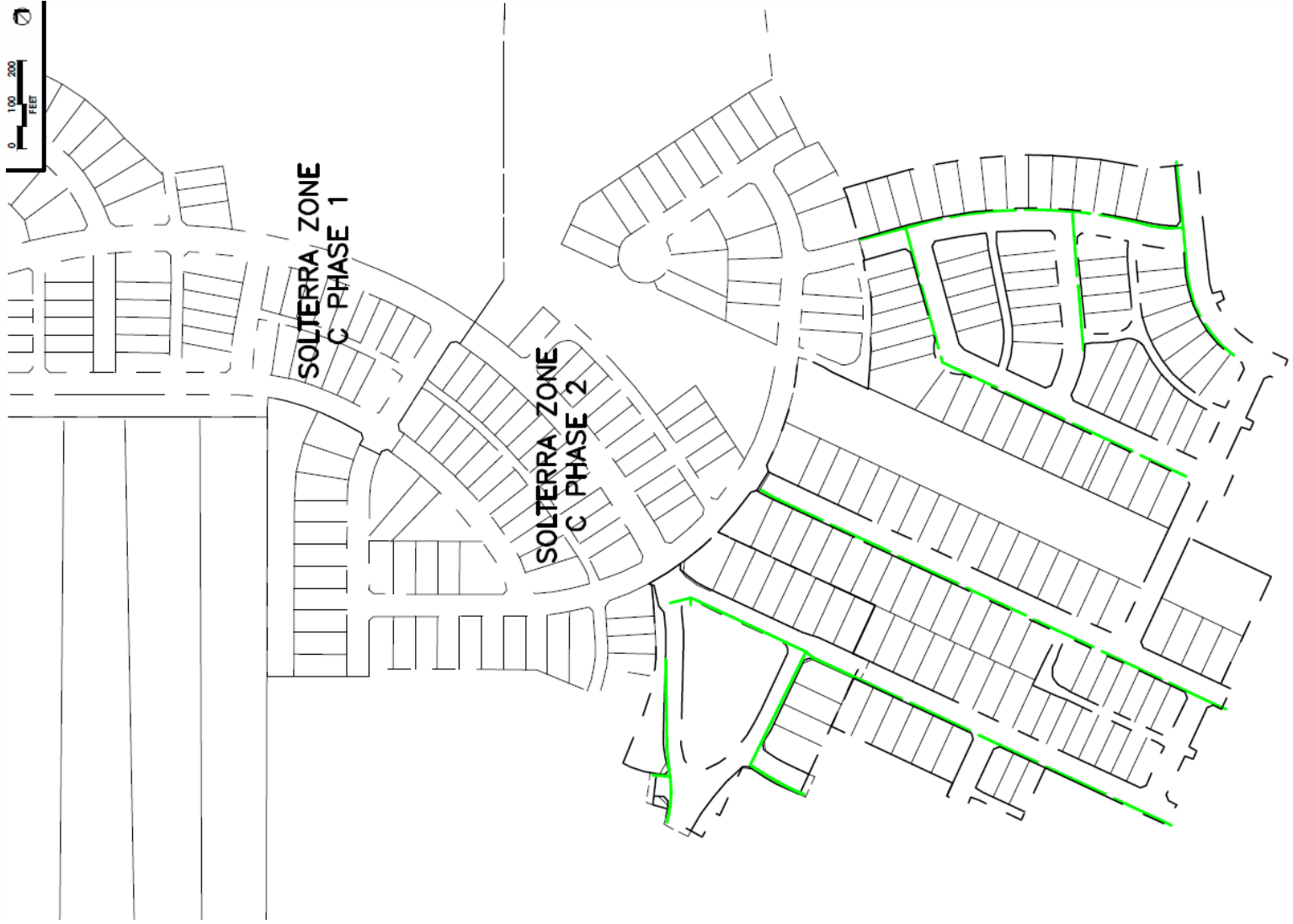
LEGEND
 PHASE 3 PID
 GRADING LIMITS

PID IMPROVEMENTS
 EXCAVATION
 SOLTERRA SOUTH PHASE 3
 LJA Engineering, Inc.
 1000 West County Line
 Dallas, Texas 75206
 Phone: 469.407.0770
 FPK-1-1506



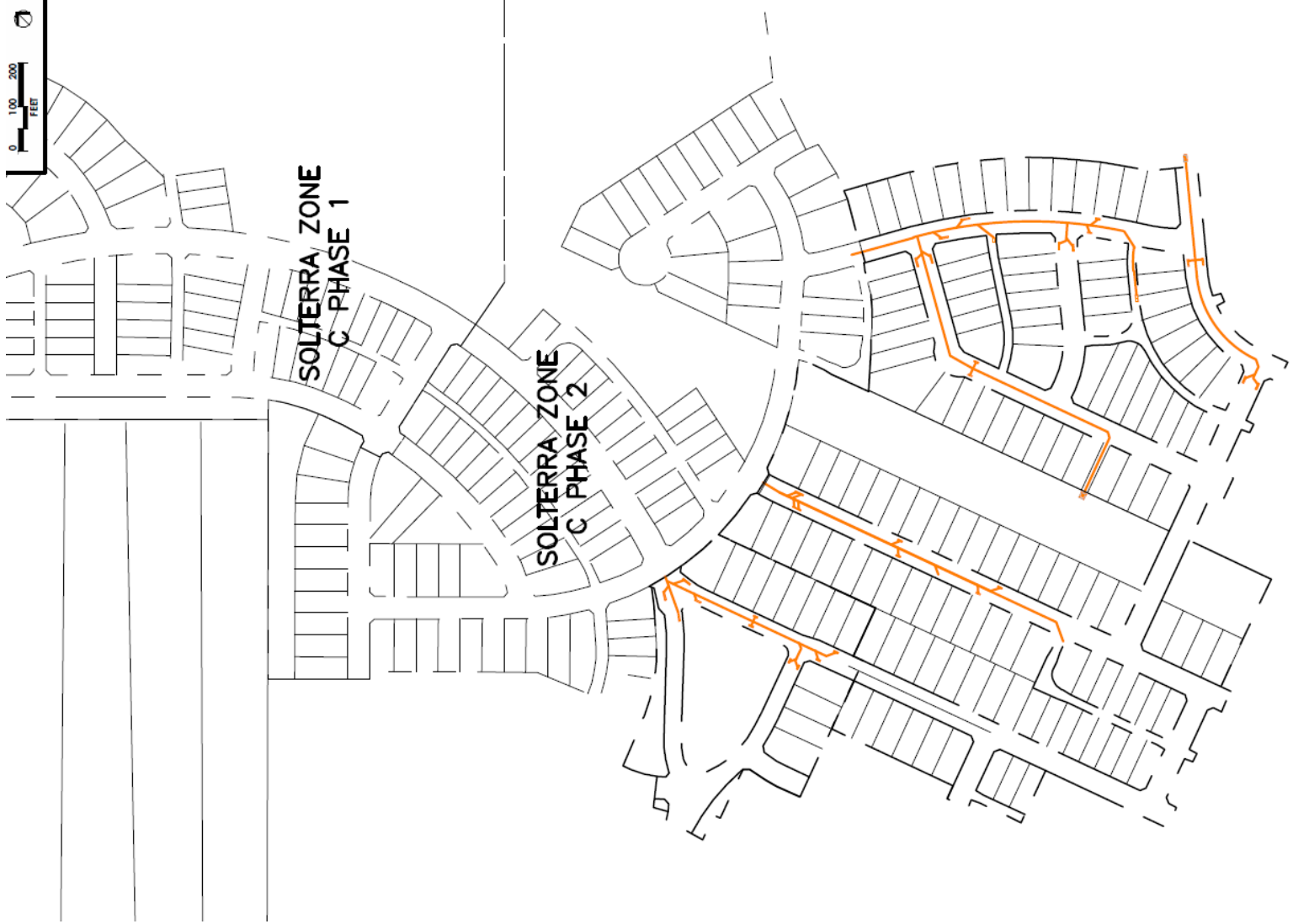
- LEGEND**
- RESIDENTIAL STREET PAVING IMPROVEMENTS
 - ALLEY PAVING IMPROVEMENTS

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



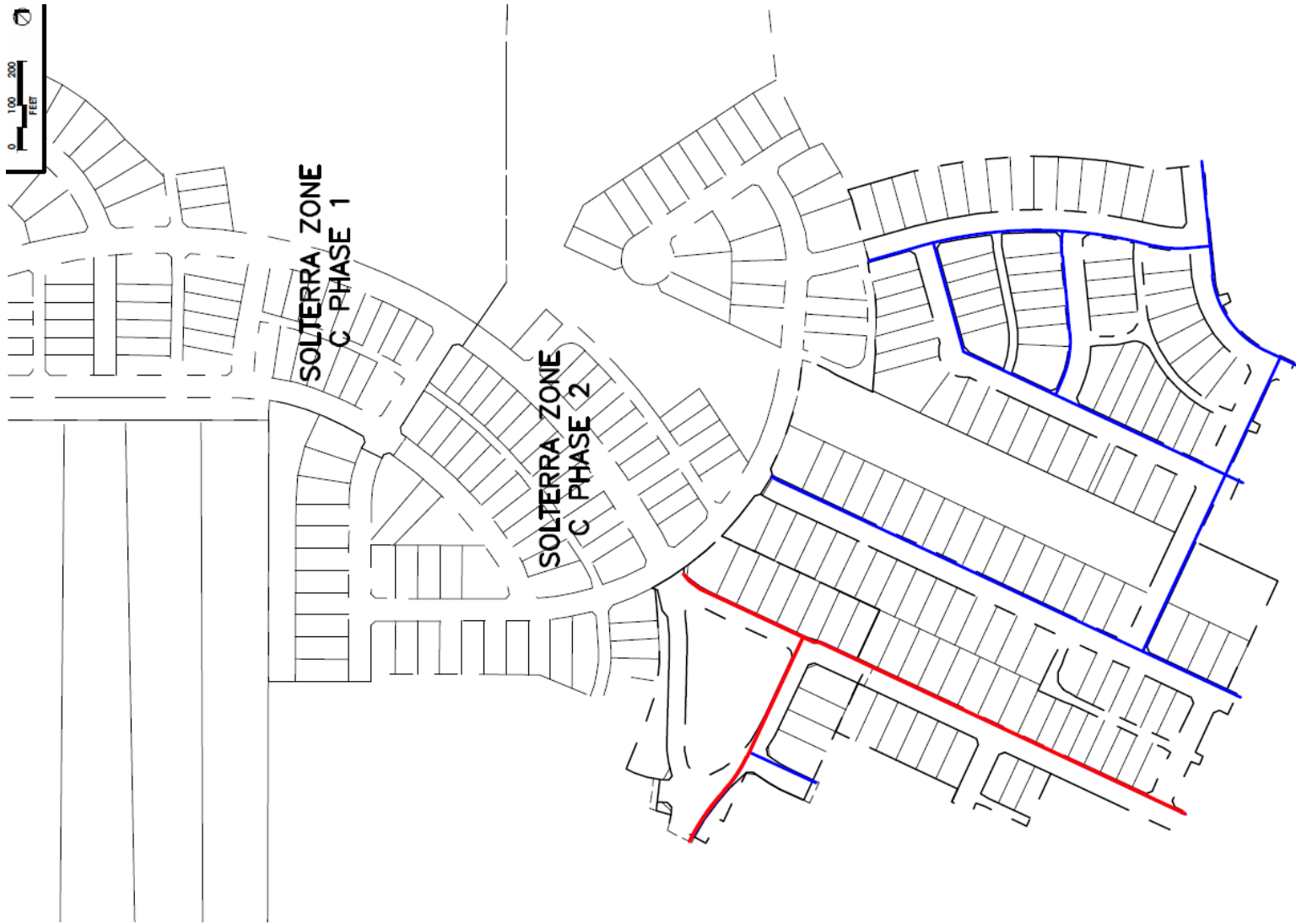
LEGEND
 PHASE 3 PID
 8" SANITARY SEWER

PID IMPROVEMENTS
 SANITARY SEWER
 SOLTERRA SOUTH PHASE 3
 LJA Engineering, Inc.
 2500 West University Parkway
 Suite 1000
 Dallas, Texas 75206
 PHN: 714-336-1100



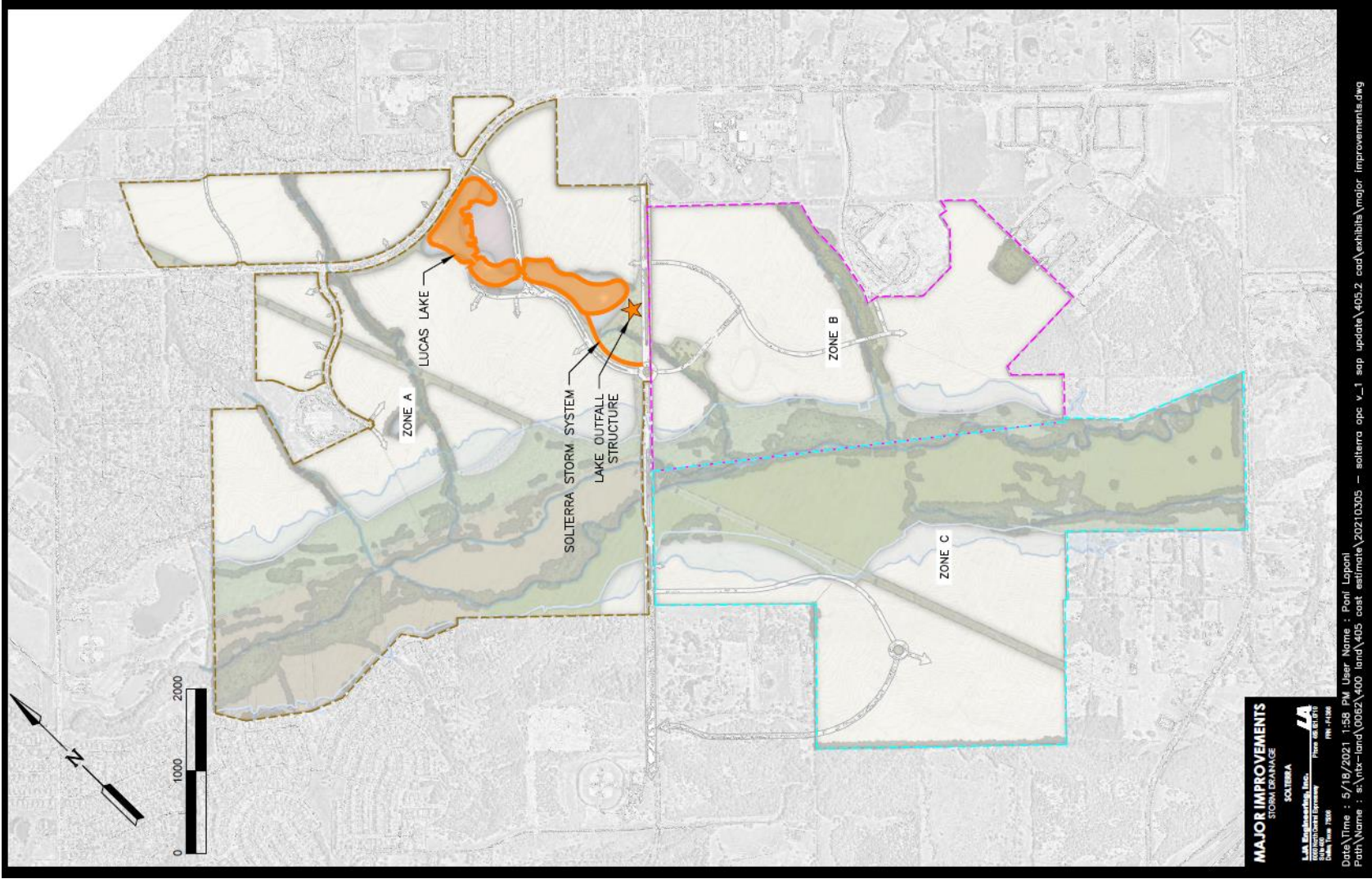
LEGEND
 PHASE 3 PID STORM SYSTEM

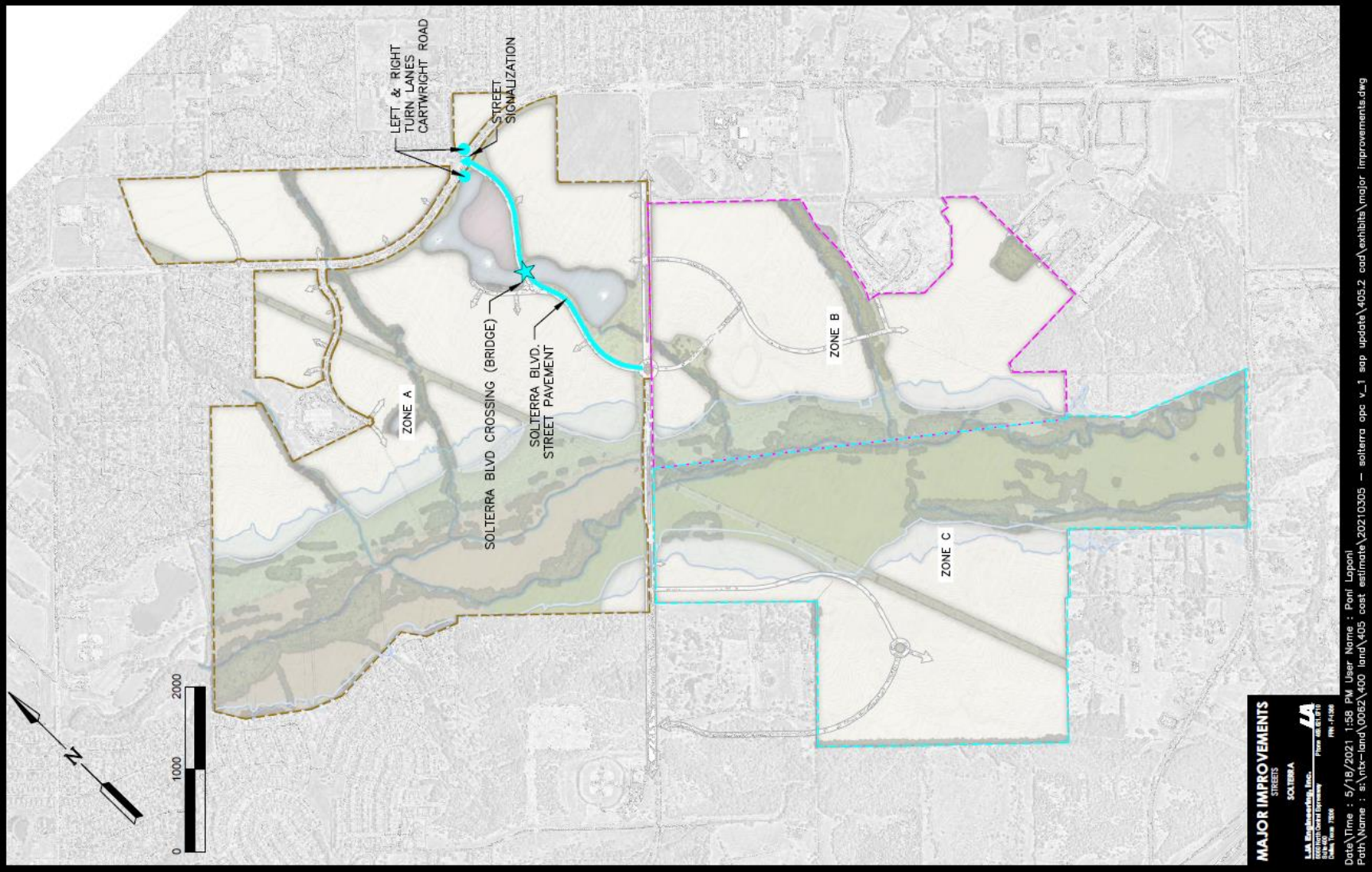
PID IMPROVEMENTS
 STORM SEWER
 SOLTERRA SOUTH PHASE 3
 LJA Engineering, Inc.
 1000 West Central Expressway, Suite 400 #2021070
 Dallas, Texas 75208 Phone: 469.621.1670 Fax: 469.621.1670
 EIR: J-1536



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

PID IMPROVEMENTS
 WATER
 SOLTERRA SOUTH PHASES 3
 S.A.S. Engineering, Inc.
 1100 West Loop South, Suite 1000
 Houston, Texas 77028
 Date: 08/20/18
 ID: 15194

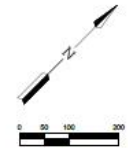






LEGEND

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



DEVELOPER:

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

ENGINEER:

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

LANDSCAPE ARCHITECT:

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



785 LOTS 32 OPEN SPACES 250.21 ACRES OUT OF THE J. ANDERSON SURVEY, ABSTRACT NO. 1
LANDSCAPE, PARKS & OPEN SPACE -MAJOR IMPROVEMENTS FOR SOLTERRA CITY OF MESQUITE, DALLAS COUNTY, TEXAS
SUBMITTAL DATE: 05-12-2021
CASE NO. SP0221-0195 ZC/PP-XX-XXX SCALE: MAPSCO: XXXXXXXX
PROJECT NO. NTS20-0062