

ORDINANCE NO. 5176

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR PHASE #1 IMPROVEMENTS AND PHASES #2-6 MAJOR IMPROVEMENTS FOR THE POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 (THE "DISTRICT"); MAKING AND ADOPTING FINDINGS, ACCEPTING AND APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; REQUIRING COMPLIANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 16, 2018, after due notice, the City Council of the City of Mesquite, Texas (the "**City Council**"), held a public hearing in the manner required by law on the advisability of certain public improvements described in a petition filed by BDMR Development, L.L.C., a Texas limited liability company, as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "**Act**") and made the findings required by Sec. 372.009(b) of the Act and, by Resolution No. 24-2018 (the "**Original Creation Resolution**") adopted by a majority of the members of the City Council, authorized the Polo Ridge Public Improvement District No. 2 in accordance with its finding as to the advisability of certain public improvement projects and services; and

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

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

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

WHEREAS, on June 17, 2019, after notice, the City Council convened a public hearing at which all interested persons were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and each proposed Assessment, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Phase #1 Improvements and the Phases #2-6 Major Improvements, the

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purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, on June 17, 2019, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, adopted Ordinance No. 4687 (the “**Assessment Ordinance**”) approving a Service and Assessment Plan for the District (the “**Service and Assessment Plan**”) and Assessment Roll and the levy of assessments on property in the District; and

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

WHEREAS, on June 17, 2019, the City Council authorized the issuance of the City of Mesquite Special Assessment Revenue Bonds, Series 2019 (Polo Ridge Public Improvement District No. 2 Phase #1 Improvement Project) and the City of Mesquite Special Assessment Revenue Bonds, Series 2019 (Polo Ridge Public Improvement District No. 2 Phases #2-6 Major Improvement Project) (together, the “**Bonds**”) secured directly and indirectly, respectively, by the assessments levied pursuant to the Assessment Ordinance; and

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

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

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

WHEREAS, on August 15, 2022, the City Council adopted Ordinance No. 4972 approving the Fiscal Year 2022-2023 Annual Service Plan Update and updated Assessment Roll for the District; and

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

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

WHEREAS, the District’s 2025 annual service plan update, attached hereto as Exhibit 1 and made a part hereof for all purposes (the “**2025 Annual Service Plan Update**”), and

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the 2025 updated Assessment Roll, attached thereto, conform the original Assessment Roll to the principal and interest payment schedule required for the Bonds and update the Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District public improvements that occur during 2025, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and Service and Assessment Plan, and approves and adopts the 2025 Annual Service Plan Update and the updated Assessment Roll for 2025, attached thereto, in conformity with the requirements of the Act.

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

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

SECTION 2. Annual Service Plan Update. The 2025 Annual Service Plan Update with updated Assessment Roll, attached hereto as Exhibit 1, is hereby accepted and approved and complies with the Act in all matters as required.

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

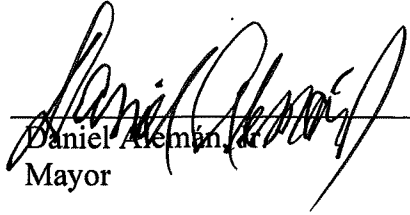
SECTION 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the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

SECTION 5. Effective Date. This Ordinance shall take effect, and the provisions and terms of the 2025 Annual Service Plan Update and the updated Assessment Roll for 2025, attached thereto, shall be and become effective upon passage and execution hereof.

SECTION 6. Property Records. This Ordinance and the 2025 Annual Service Plan Update shall be filed in the real property records of Dallas and/or Kaufman County within seven (7) days of the Effective Date.

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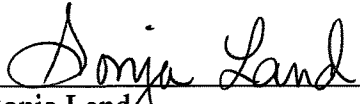
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas,
on this the 21st day of July 2025.



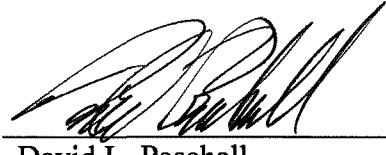
Daniel Alemán, Jr.
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:



Sonja Land
City Secretary



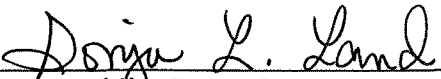
David L. Paschall
City Attorney

THE STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this July 21, 2025.



Notary Public, State of Texas

[NOTARY STAMP]

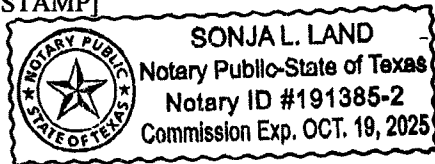


EXHIBIT 1



**POLO RIDGE
PUBLIC IMPROVEMENT DISTRICT NO. 2
2025 ANNUAL SERVICE PLAN UPDATE**

JULY 21, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the "SAP").

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

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

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

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

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

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

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

The Service and Assessment Plan identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

Phase #1

- The final plat of Polo Ridge Addition Phase 1, attached hereto as **Exhibit C-1**, was filed and recorded with the County on March 6, 2024, and consists of 200 residential Lots and 13 Lots of Non-Benefited Property¹.

See the completed Lot Type classification summary within Phase #1 below:

Phase #1	
Lot Type	Units
Lot Type 1	44
Lot Type 2	40
Lot Type 3	43
Lot Type 4	73
Total	200

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

Phases #2-6

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

See the anticipated Lot Type classification summary within Phases #2-6 below:

Phases #2-6	
Lot Type	Units
Lot Type One Acre	42
Lot Type 125'	55
Lot Type 100'	102
Lot Type 80'	293
Lot Type 60'	319
Total	811

¹ Note, Block B, Lot 25X appears as a Non-Benefitted Lot on the Polo Ridge Addition Phase 1 Plat, but does not have an associated Property ID with Kaufman County. As a result, the Phase 1 Assessment Roll only contains 12 Lots classified as Non-Benefitted Property.

LOT AND HOME SALES

Phase #1

Per the Quarterly Report dated March 31, 2025, the lot ownership composition is provided below:

- **Developer Owned:**
 - Lot Type 1: 0 Lots
 - Lot Type 2: 5 Lots
 - Lot Type 3: 0 Lots
 - Lot Type 4: 0 Lots
- **Homebuilder Owned:**
 - Lot Type 1: 38 Lots
 - Lot Type 2: 32 Lots
 - Lot Type 3: 30 Lots
 - Lot Type 4: 54 Lots
- **End User Owned:**
 - Lot Type 1: 6 Lots
 - Lot Type 2: 3 Lots
 - Lot Type 3: 13 Lots
 - Lot Type 4: 19 Lots

See **Exhibit E** for the buyer disclosures.

Phases #2-6

Per the Quarterly Report dated March 31, 2025, the lot ownership composition is provided below:

- **Developer Owned:**
 - Lot Type One Acre: 42 Lots
 - Lot Type 125': 55 Lots
 - Lot Type 100': 102 Lots
 - Lot Type 80': 293 Lots
 - Lot Type 60': 319 Lots
- **Homebuilder Owned:**
 - Lot Type One Acre: 0 Lots
 - Lot Type 125': 0 Lots

- Lot Type 100': 0 Lots
- Lot Type 80': 0 Lots
- Lot Type 60': 0 Lots
- End User Owned:
 - Lot Type One Acre: 0 Lots
 - Lot Type 125': 0 Lots
 - Lot Type 100': 0 Lots
 - Lot Type 80': 0 Lots
 - Lot Type 60': 0 Lots

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Phase #1

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

Phases #2-6

Per the Quarterly Report dated March 31, 2025, the Authorized Improvements listed in the SAP for Phases #2-6 are currently under construction, with Lots expected to be delivered in May 2026 for Phase #2, June 2026 for Phase #3, and TBD for Phases #4-6 per the Quarterly Report dated March 31, 2025. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Phases #2-6				
Category	Budget ^[a]	Costs of Improvements Financed with Bonds ^[b]		% Spent
<i>Major Improvements</i>				
Roadway	\$ 1,043,413.48	\$	1,132,037.96	108.49%
Water	1,303,921.03		1,347,539.39	103.35%
Sanitary Sewer	956,440.60		1,533,853.77	160.37%
Drainage	395,683.99		221,808.84	56.06%
Soft Costs	2,041,490.24		1,142,312.80	55.95%
Contingency	-		14,594.02	N/A
Total	\$ 5,740,949.33	\$	5,377,552.76	93.67%

Footnotes:

[a] Per SAP.

[b] Per Draws #1-36.

OUTSTANDING ASSESSMENT

Phase #1

Net of the principal bond payment due September 15, Phase #1 has an outstanding Assessment of \$6,365,000.00.

Phase #2-6

Net of the principal bond payment due September 15, Phases #2-6 has an outstanding Assessment of \$6,870,000.00.

TIRZ ANNUAL CREDIT

The TIRZ No. 10 Annual Credit Amount shall only be applied to principal and interest component of the Annual Installment, as further described in the SAP.

Application of qualifying property tax exemptions may decrease or eliminate the amount of the TIRZ No. 10 Annual Credit Amount on a parcel-by-parcel basis. The resulting TIRZ No. 10 Annual Credit Amount by Parcel is to be determined.

ANNUAL INSTALLMENT DUE 1/31/2026

Phase #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$472,143.76.
 - **TIRZ Credit** - The total principal and interest credit from the TIRZ No. 10 Fund for the Annual Installment is to be determined.
- **Delinquency Reserve and Prepayment Reserve** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$350,075.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with additional interest on the outstanding Assessments, resulting in a Delinquency Reserve amount due of \$19,095.00 and a Prepayment Reserve amount due of \$12,730.00.
- **Administrative Expenses** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of

outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment are \$25,972.30.

Annual Collection Costs	
Phase #1	
P3Works Administration	\$ 22,074.31
City Auditor	\$ 1,202.30
Filing Fees	\$ 480.92
Collection Fee	\$ 2,800.00
PID Trustee Fees	\$ 3,931.54
Dissemination Agent	\$ 1,683.23
P3Works Dev/Issuer CDA Review	\$ 2,300.00
Collection Cost Maintenance Balance	\$ 10,000.00
Less CCMB from Prior Years	\$ (20,000.00)
Arbitrage Calculation	\$ 1,500.00
Total	\$ 25,972.30

Phase #1	
Due January 31, 2026	
Principal	\$ 150,000.00
Interest	\$ 322,143.76
TIRZ Credit	TBD
	\$ 472,143.76
Delinquency Reserve	\$ 19,095.00
Prepayment Reserve	\$ 12,730.00
Administrative Expenses	\$ 25,972.30
Total Annual Installment Due	\$ 529,941.06

See the Limited Offering Memorandum for the pay period. See Exhibit B-1 for the debt service schedule for the Phase #1 Bonds as shown in the Limited Offering Memorandum.

Phases #2-6

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$555,012.50.
 - **TIRZ Credit** - The total principal and interest credit from the TIRZ No. 10 Fund for the Annual Installment is to be determined.

- **Delinquency Reserve and Prepayment Reserve** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$377,850.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with additional interest on the outstanding Assessments, resulting in a Delinquency Reserve amount due of \$20,610.00 and a Prepayment Reserve amount due of \$13,740.00.
- **Administrative Expenses** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment are \$42,206.21.

Annual Collection Costs	
Phases #2-6	
P3Works Administration	\$ 23,825.69
City Auditor	\$ 1,297.70
Filing Fees	\$ 519.08
Collection Fee	\$ 1,805.00
PID Trustee Fees	\$ 4,243.46
Dissemination Agent	\$ 1,816.77
P3Works Dev/Issuer CDA Review	\$ 2,300.00
Collection Cost Maintenance Balance	\$ 10,000.00
Less CCMB from Prior Years	\$ (5,101.49)
Arbitrage Calculation	\$ 1,500.00
Total	\$ 42,206.21

Phases #2-6	
Due January 31, 2026	
Principal	\$ 145,000.00
Interest	\$ 410,012.50
TIRZ Credit	TBD
	\$ 555,012.50
Delinquency Reserve	\$ 20,610.00
Prepayment Reserve	\$ 13,740.00
Administrative Expenses	\$ 42,206.21
Total Annual Installment Due	\$ 631,568.71

See the Limited Offering Memorandum for the pay period. See **Exhibit B-2** for the debt service schedule for the Phase #2-6 Major Improvement Bonds as shown in the Limited Offering Memorandum.

PREPAYMENT OF ASSESSMENTS IN FULL

Phase #1

No full prepayments of Assessments have occurred within Phase #1.

Phases #2-6

No full prepayments of Assessments have occurred within Phases #2-6.

PARTIAL PREPAYMENT OF ASSESSMENTS

Phase #1

No partial prepayments of Assessments have occurred within Phase #1.

Phases #2-6

No partial prepayments of Assessments have occurred within Phases #2-6.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Phase #1

No extraordinary optional redemptions have occurred within Phase #1.

Phases #2-6

No extraordinary optional redemptions have occurred within Phases #2-6.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

		Phase #1 Bonds				
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 150,000.00	\$ 160,000.00	\$ 165,000.00	\$ 175,000.00	\$ 180,000.00
Interest		322,143.76	315,393.76	308,193.76	300,768.76	292,893.76
TIRZ No. 1 Annual Credit Amount ^[a]		TBD				
	(1)	\$ 472,143.76	\$ 475,393.76	\$ 473,193.76	\$ 475,768.76	\$ 472,893.76
Delinquency Reserve	(2)	\$ 19,095.00	\$ 18,645.00	\$ 18,165.00	\$ 17,670.00	\$ 17,145.00
Prepayment Reserve	(3)	\$ 12,730.00	\$ 12,430.00	\$ 12,110.00	\$ 11,780.00	\$ 11,430.00
Administrative Expenses	(4)	\$ 25,972.30	\$ 35,161.75	\$ 35,864.98	\$ 36,582.28	\$ 37,313.93
Total Annual Installment Due	(5) = (1) + (2) + (3) + (4)	\$ 529,941.06	\$ 541,630.51	\$ 539,333.74	\$ 541,801.04	\$ 538,782.69

		Phases #2-6 Major Improvement Bonds				
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 145,000.00	\$ 155,000.00	\$ 165,000.00	\$ 170,000.00	\$ 180,000.00
Interest		410,012.50	402,218.76	393,887.50	385,018.76	375,881.26
TIRZ No. 1 Annual Credit Amount ^[a]		TBD				
	(1)	\$ 555,012.50	\$ 557,218.76	\$ 558,887.50	\$ 555,018.76	\$ 555,881.26
Delinquency Reserve	(2)	\$ 20,610.00	\$ 20,175.00	\$ 19,710.00	\$ 19,215.00	\$ 18,705.00
Prepayment Reserve	(3)	\$ 13,740.00	\$ 13,450.00	\$ 13,140.00	\$ 12,810.00	\$ 12,470.00
Administrative Expenses	(4)	\$ 42,206.21	\$ 36,523.85	\$ 37,254.33	\$ 37,999.42	\$ 38,759.41
Total Annual Installment Due	(5) = (1) + (2) + (3) + (4)	\$ 631,568.71	\$ 627,367.61	\$ 628,991.83	\$ 625,043.18	\$ 625,815.67

Footnotes:

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

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as **Exhibit A-1** and **Exhibit A-2**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A-1 – PHASE #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 ^[b]
226022	1	\$ 40,249.95	\$ 3,351.15
226023	1	\$ 40,249.95	\$ 3,351.15
226024	1	\$ 40,249.95	\$ 3,351.15
226025	1	\$ 40,249.95	\$ 3,351.15
226026	1	\$ 40,249.95	\$ 3,351.15
226027	1	\$ 40,249.95	\$ 3,351.15
226028	Non-Benefitted	\$ -	\$ -
226029	1	\$ 40,249.95	\$ 3,351.15
226030	1	\$ 40,249.95	\$ 3,351.15
226031	1	\$ 40,249.95	\$ 3,351.15
226032	1	\$ 40,249.95	\$ 3,351.15
226033	1	\$ 40,249.95	\$ 3,351.15
226034	1	\$ 40,249.95	\$ 3,351.15
226035	1	\$ 40,249.95	\$ 3,351.15
226036	1	\$ 40,249.95	\$ 3,351.15
226037	1	\$ 40,249.95	\$ 3,351.15
226038	1	\$ 40,249.95	\$ 3,351.15
226039	1	\$ 40,249.95	\$ 3,351.15
226040	1	\$ 40,249.95	\$ 3,351.15
226041	1	\$ 40,249.95	\$ 3,351.15
226042	1	\$ 40,249.95	\$ 3,351.15
226043	1	\$ 40,249.95	\$ 3,351.15
226044	1	\$ 40,249.95	\$ 3,351.15
226045	1	\$ 40,249.95	\$ 3,351.15
226046	1	\$ 40,249.95	\$ 3,351.15
226047	1	\$ 40,249.95	\$ 3,351.15
226048	1	\$ 40,249.95	\$ 3,351.15
226049	1	\$ 40,249.95	\$ 3,351.15
226050	1	\$ 40,249.95	\$ 3,351.15
226051	1	\$ 40,249.95	\$ 3,351.15
226052	1	\$ 40,249.95	\$ 3,351.15
226053	1	\$ 40,249.95	\$ 3,351.15
226054	1	\$ 40,249.95	\$ 3,351.15
226055	1	\$ 40,249.95	\$ 3,351.15
226056	1	\$ 40,249.95	\$ 3,351.15
226057	Non-Benefitted	\$ -	\$ -
226058	1	\$ 40,249.95	\$ 3,351.15
226059	1	\$ 40,249.95	\$ 3,351.15
226060	1	\$ 40,249.95	\$ 3,351.15
226061	1	\$ 40,249.95	\$ 3,351.15

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 ^[b]
226062	1	\$ 40,249.95	\$ 3,351.15
226063	1	\$ 40,249.95	\$ 3,351.15
226064	1	\$ 40,249.95	\$ 3,351.15
226067	1	\$ 40,249.95	\$ 3,351.15
226068	1	\$ 40,249.95	\$ 3,351.15
226069	1	\$ 40,249.95	\$ 3,351.15
226070	2	\$ 37,072.32	\$ 3,086.59
226071	2	\$ 37,072.32	\$ 3,086.59
226072	2	\$ 37,072.32	\$ 3,086.59
226073	2	\$ 37,072.32	\$ 3,086.59
226074	2	\$ 37,072.32	\$ 3,086.59
226075	2	\$ 37,072.32	\$ 3,086.59
226076	2	\$ 37,072.32	\$ 3,086.59
226077	2	\$ 37,072.32	\$ 3,086.59
226078	2	\$ 37,072.32	\$ 3,086.59
226079	2	\$ 37,072.32	\$ 3,086.59
226080	2	\$ 37,072.32	\$ 3,086.59
226081	2	\$ 37,072.32	\$ 3,086.59
226082	2	\$ 37,072.32	\$ 3,086.59
226083	2	\$ 37,072.32	\$ 3,086.59
226084	2	\$ 37,072.32	\$ 3,086.59
226085	2	\$ 37,072.32	\$ 3,086.59
226086	2	\$ 37,072.32	\$ 3,086.59
226087	2	\$ 37,072.32	\$ 3,086.59
226088	2	\$ 37,072.32	\$ 3,086.59
226089	2	\$ 37,072.32	\$ 3,086.59
226090	2	\$ 37,072.32	\$ 3,086.59
226091	2	\$ 37,072.32	\$ 3,086.59
226092	2	\$ 37,072.32	\$ 3,086.59
226093	2	\$ 37,072.32	\$ 3,086.59
226094	2	\$ 37,072.32	\$ 3,086.59
226095	2	\$ 37,072.32	\$ 3,086.59
226096	Non-Benefitted	\$ -	\$ -
226097	2	\$ 37,072.32	\$ 3,086.59
226098	2	\$ 37,072.32	\$ 3,086.59
226099	2	\$ 37,072.32	\$ 3,086.59
226100	2	\$ 37,072.32	\$ 3,086.59
226101	2	\$ 37,072.32	\$ 3,086.59
226102	2	\$ 37,072.32	\$ 3,086.59
226103	2	\$ 37,072.32	\$ 3,086.59

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 ^[b]
226104	2	\$ 37,072.32	\$ 3,086.59
226105	2	\$ 37,072.32	\$ 3,086.59
226106	3	\$ 31,352.59	\$ 2,610.37
226107	3	\$ 31,352.59	\$ 2,610.37
226108	3	\$ 31,352.59	\$ 2,610.37
226109	3	\$ 31,352.59	\$ 2,610.37
226110	3	\$ 31,352.59	\$ 2,610.37
226111	3	\$ 31,352.59	\$ 2,610.37
226112	3	\$ 31,352.59	\$ 2,610.37
226113	3	\$ 31,352.59	\$ 2,610.37
226114	3	\$ 31,352.59	\$ 2,610.37
226115	3	\$ 31,352.59	\$ 2,610.37
226116	3	\$ 31,352.59	\$ 2,610.37
226117	3	\$ 31,352.59	\$ 2,610.37
226118	3	\$ 31,352.59	\$ 2,610.37
226119	3	\$ 31,352.59	\$ 2,610.37
226120	3	\$ 31,352.59	\$ 2,610.37
226121	Non-Benefitted	\$ -	\$ -
226122	Non-Benefitted	\$ -	\$ -
226123	3	\$ 31,352.59	\$ 2,610.37
226124	3	\$ 31,352.59	\$ 2,610.37
226125	3	\$ 31,352.59	\$ 2,610.37
226126	3	\$ 31,352.59	\$ 2,610.37
226127	3	\$ 31,352.59	\$ 2,610.37
226128	3	\$ 31,352.59	\$ 2,610.37
226129	3	\$ 31,352.59	\$ 2,610.37
226130	3	\$ 31,352.59	\$ 2,610.37
226131	3	\$ 31,352.59	\$ 2,610.37
226132	3	\$ 31,352.59	\$ 2,610.37
226133	3	\$ 31,352.59	\$ 2,610.37
226134	3	\$ 31,352.59	\$ 2,610.37
226135	3	\$ 31,352.59	\$ 2,610.37
226136	3	\$ 31,352.59	\$ 2,610.37
226137	3	\$ 31,352.59	\$ 2,610.37
226138	3	\$ 31,352.59	\$ 2,610.37
226139	3	\$ 31,352.59	\$ 2,610.37
226140	3	\$ 31,352.59	\$ 2,610.37
226141	3	\$ 31,352.59	\$ 2,610.37
226142	3	\$ 31,352.59	\$ 2,610.37
226143	2	\$ 37,072.32	\$ 3,086.59

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 ^[b]
226144	2	\$ 37,072.32	\$ 3,086.59
226145	2	\$ 37,072.32	\$ 3,086.59
226146	2	\$ 37,072.32	\$ 3,086.59
226147	2	\$ 37,072.32	\$ 3,086.59
226148	Non-Benefitted	\$ -	\$ -
226149	3	\$ 31,352.59	\$ 2,610.37
226150	3	\$ 31,352.59	\$ 2,610.37
226151	3	\$ 31,352.59	\$ 2,610.37
226152	3	\$ 31,352.59	\$ 2,610.37
226153	3	\$ 31,352.59	\$ 2,610.37
226154	Non-Benefitted	\$ -	\$ -
226155	3	\$ 31,352.59	\$ 2,610.37
226156	3	\$ 31,352.59	\$ 2,610.37
226157	3	\$ 31,352.59	\$ 2,610.37
226158	4	\$ 24,149.97	\$ 2,010.69
226159	4	\$ 24,149.97	\$ 2,010.69
226160	4	\$ 24,149.97	\$ 2,010.69
226161	4	\$ 24,149.97	\$ 2,010.69
226162	4	\$ 24,149.97	\$ 2,010.69
226163	4	\$ 24,149.97	\$ 2,010.69
226164	4	\$ 24,149.97	\$ 2,010.69
226165	4	\$ 24,149.97	\$ 2,010.69
226166	4	\$ 24,149.97	\$ 2,010.69
226167	4	\$ 24,149.97	\$ 2,010.69
226168	4	\$ 24,149.97	\$ 2,010.69
226169	4	\$ 24,149.97	\$ 2,010.69
226170	4	\$ 24,149.97	\$ 2,010.69
226171	4	\$ 24,149.97	\$ 2,010.69
226172	4	\$ 24,149.97	\$ 2,010.69
226173	4	\$ 24,149.97	\$ 2,010.69
226174	4	\$ 24,149.97	\$ 2,010.69
226175	4	\$ 24,149.97	\$ 2,010.69
226176	Non-Benefitted	\$ -	\$ -
226177	4	\$ 24,149.97	\$ 2,010.69
226178	4	\$ 24,149.97	\$ 2,010.69
226179	4	\$ 24,149.97	\$ 2,010.69
226180	4	\$ 24,149.97	\$ 2,010.69
226181	4	\$ 24,149.97	\$ 2,010.69
226182	4	\$ 24,149.97	\$ 2,010.69
226183	4	\$ 24,149.97	\$ 2,010.69

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 ^[b]
226184	4	\$ 24,149.97	\$ 2,010.69
226185	4	\$ 24,149.97	\$ 2,010.69
226186	4	\$ 24,149.97	\$ 2,010.69
226187	4	\$ 24,149.97	\$ 2,010.69
226188	4	\$ 24,149.97	\$ 2,010.69
226189	4	\$ 24,149.97	\$ 2,010.69
226190	4	\$ 24,149.97	\$ 2,010.69
226191	4	\$ 24,149.97	\$ 2,010.69
226192	4	\$ 24,149.97	\$ 2,010.69
226193	4	\$ 24,149.97	\$ 2,010.69
226194	4	\$ 24,149.97	\$ 2,010.69
226195	4	\$ 24,149.97	\$ 2,010.69
226196	4	\$ 24,149.97	\$ 2,010.69
226197	4	\$ 24,149.97	\$ 2,010.69
226198	4	\$ 24,149.97	\$ 2,010.69
226199	4	\$ 24,149.97	\$ 2,010.69
226200	4	\$ 24,149.97	\$ 2,010.69
226201	4	\$ 24,149.97	\$ 2,010.69
226202	4	\$ 24,149.97	\$ 2,010.69
226203	4	\$ 24,149.97	\$ 2,010.69
226204	4	\$ 24,149.97	\$ 2,010.69
226205	4	\$ 24,149.97	\$ 2,010.69
226206	4	\$ 24,149.97	\$ 2,010.69
226207	4	\$ 24,149.97	\$ 2,010.69
226208	4	\$ 24,149.97	\$ 2,010.69
226209	4	\$ 24,149.97	\$ 2,010.69
226210	4	\$ 24,149.97	\$ 2,010.69
226211	4	\$ 24,149.97	\$ 2,010.69
226212	4	\$ 24,149.97	\$ 2,010.69
226213	4	\$ 24,149.97	\$ 2,010.69
226214	4	\$ 24,149.97	\$ 2,010.69
226215	4	\$ 24,149.97	\$ 2,010.69
226216	4	\$ 24,149.97	\$ 2,010.69
226217	4	\$ 24,149.97	\$ 2,010.69
226218	4	\$ 24,149.97	\$ 2,010.69
226219	Non-Benefitted	\$ -	\$ -
226220	4	\$ 24,149.97	\$ 2,010.69
226221	Non-Benefitted	\$ -	\$ -
226222	4	\$ 24,149.97	\$ 2,010.69
226223	4	\$ 24,149.97	\$ 2,010.69

Property ID ^[a]	Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026 ^[b]
226224	4	\$ 24,149.97	\$ 2,010.69
226225	4	\$ 24,149.97	\$ 2,010.69
226226	4	\$ 24,149.97	\$ 2,010.69
226227	4	\$ 24,149.97	\$ 2,010.69
226228	4	\$ 24,149.97	\$ 2,010.69
226229	4	\$ 24,149.97	\$ 2,010.69
226230	4	\$ 24,149.97	\$ 2,010.69
226231	4	\$ 24,149.97	\$ 2,010.69
226232	4	\$ 24,149.97	\$ 2,010.69
226233	4	\$ 24,149.97	\$ 2,010.69
226234	Non-Benefitted	\$ -	\$ -
226235	Non-Benefitted	\$ -	\$ -
Total^[c]		\$ 6,365,000.00	\$ 529,940.48

Footnotes:

[a] Property IDs per Kaufman CAD and subject to change prior to billing.

[b] Represents Annual Installment prior to application of TIRZ No. 10 Annual Credit Amount which is to be determined.

[c] Totals may not add or match Service Plan or Annual Installment schedule due to rounding.

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

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 ^[b]
187225	Phases #2-6	\$ 6,870,000.00	\$ 631,568.71
Total		\$ 6,870,000.00	\$ 631,568.71

Footnotes:

[a] The entirety of Phases #2-6 is contained within Property ID 187225 in Kaufman County. For billing purposes, the Phases #2-6 Annual Installment due 1/31/2026 shall be allocated pro rata based on acreage. Property IDs preliminary and subject to change prior to billing.

[b] Represents Annual Installment prior to application of TIRZ No. 10 Annual Credit Amount which is to be determined.

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

DEBT SERVICE REQUIREMENTS

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

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

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

DEBT SERVICE REQUIREMENTS

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

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

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EXHIBIT D – LOT TYPE CLASSIFICATION MAP

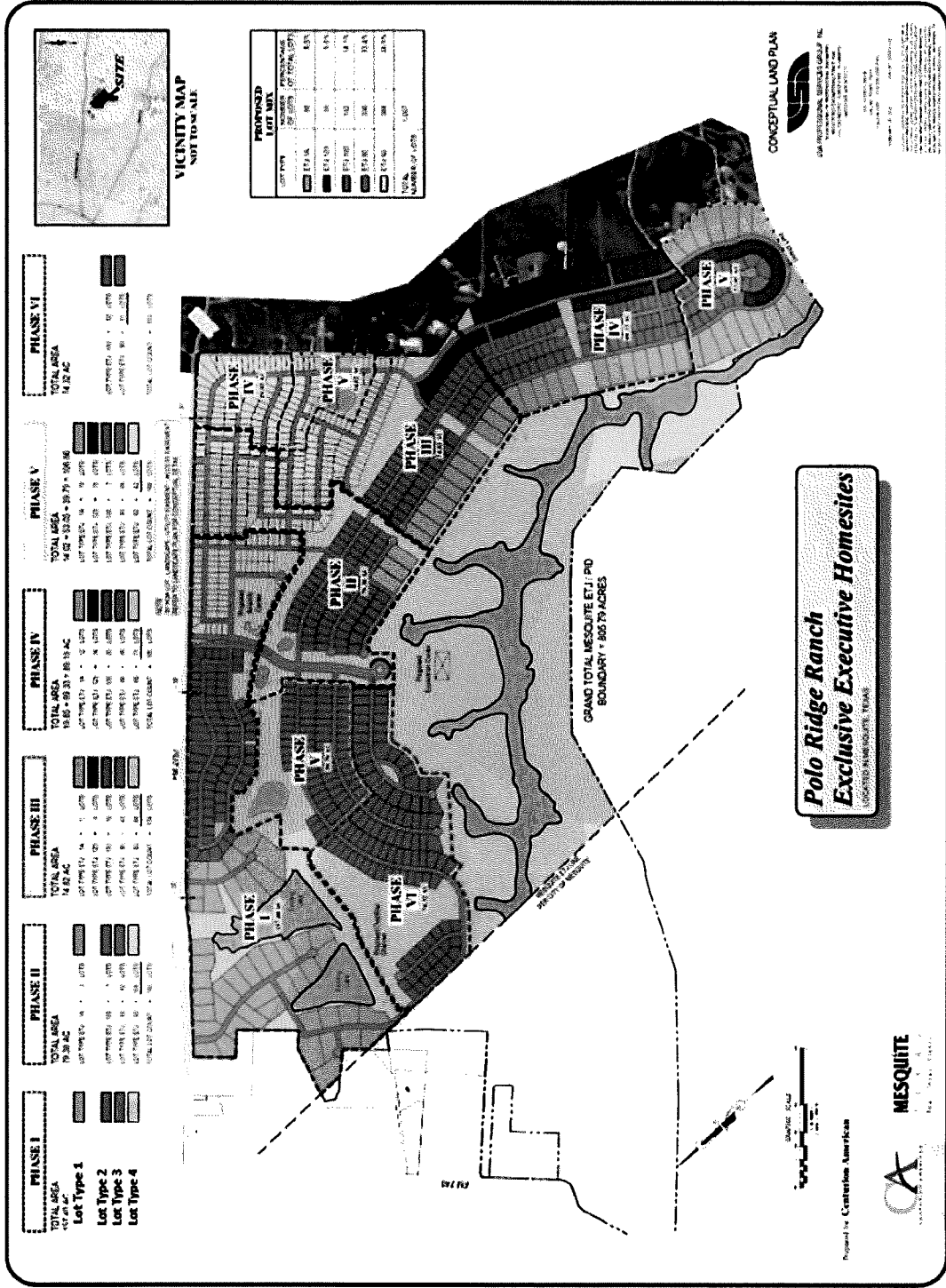


EXHIBIT E – BUYER DISCLOSURES

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

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

**POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 – PHASE #1 – LOT TYPE 1
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PHASE #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$40,249.95

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PHASE #1 LOT TYPE 1

Installment Due 1/31	Principal	Interest ^[a]	Delinquency Reserve	Prepayment Reserve	Administrative Expenses	Total Annual Installment Due ^[b]
2026	\$ 948.55	\$ 2,037.12	\$ 120.75	\$ 80.50	\$ 164.24	\$ 3,351.15
2027	\$ 1,011.78	\$ 1,994.44	\$ 117.90	\$ 78.60	\$ 222.35	\$ 3,425.07
2028	\$ 1,043.40	\$ 1,948.91	\$ 114.87	\$ 76.58	\$ 226.80	\$ 3,410.55
2029	\$ 1,106.64	\$ 1,901.95	\$ 111.74	\$ 74.49	\$ 231.33	\$ 3,426.15
2030	\$ 1,138.25	\$ 1,852.15	\$ 108.42	\$ 72.28	\$ 235.96	\$ 3,407.07
2031	\$ 1,201.49	\$ 1,793.82	\$ 105.00	\$ 70.00	\$ 240.68	\$ 3,410.99
2032	\$ 1,264.73	\$ 1,732.24	\$ 101.40	\$ 67.60	\$ 245.49	\$ 3,411.46
2033	\$ 1,327.96	\$ 1,667.42	\$ 97.61	\$ 65.07	\$ 250.40	\$ 3,408.47
2034	\$ 1,422.82	\$ 1,599.37	\$ 93.62	\$ 62.41	\$ 255.41	\$ 3,433.63
2035	\$ 1,486.05	\$ 1,526.45	\$ 89.35	\$ 59.57	\$ 260.52	\$ 3,421.94
2036	\$ 1,549.29	\$ 1,450.29	\$ 84.89	\$ 56.60	\$ 265.73	\$ 3,406.80
2037	\$ 1,644.15	\$ 1,370.89	\$ 80.25	\$ 53.50	\$ 271.04	\$ 3,419.82
2038	\$ 1,739.00	\$ 1,286.62	\$ 75.31	\$ 50.21	\$ 276.46	\$ 3,427.61
2039	\$ 1,833.85	\$ 1,197.50	\$ 70.10	\$ 46.73	\$ 281.99	\$ 3,430.18
2040	\$ 1,928.71	\$ 1,103.51	\$ 64.60	\$ 43.06	\$ 287.63	\$ 3,427.52
2041	\$ 2,023.56	\$ 1,004.67	\$ 58.81	\$ 39.21	\$ 293.39	\$ 3,419.63
2042	\$ 2,150.04	\$ 900.96	\$ 52.74	\$ 35.16	\$ 299.25	\$ 3,438.15
2043	\$ 2,244.89	\$ 790.77	\$ 46.29	\$ 30.86	\$ 305.24	\$ 3,418.05
2044	\$ 2,371.36	\$ 675.72	\$ 39.55	\$ 26.37	\$ 311.34	\$ 3,424.35
2045	\$ 2,497.84	\$ 554.19	\$ 32.44	\$ 21.63	\$ 317.57	\$ 3,423.66
2046	\$ 2,624.31	\$ 426.17	\$ 24.95	\$ 16.63	\$ 323.92	\$ 3,415.98
2047	\$ 2,782.40	\$ 291.68	\$ 17.07	\$ 11.38	\$ 330.40	\$ 3,432.94
2048	\$ 2,908.87	\$ 149.08	\$ 8.73	\$ 5.82	\$ 337.01	\$ 3,409.51
Total	\$ 40,249.95	\$ 29,255.91	\$ 1,716.39	\$ 1,144.26	\$ 6,234.17	\$ 78,600.69

Footnotes:

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

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

**POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 – PHASE #1 – LOT TYPE 2
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PHASE #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$37,072.32

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PHASE #1 LOT TYPE 2

Installment Due 1/31	Principal	Interest ^[a]	Delinquency Reserve	Prepayment Reserve	Administrative Expenses	Total Annual Installment Due ^[b]
2026	\$ 873.66	\$ 1,876.29	\$ 111.22	\$ 74.14	\$ 151.27	\$ 3,086.59
2027	\$ 931.90	\$ 1,836.98	\$ 108.60	\$ 72.40	\$ 204.80	\$ 3,154.67
2028	\$ 961.03	\$ 1,795.04	\$ 105.80	\$ 70.53	\$ 208.89	\$ 3,141.30
2029	\$ 1,019.27	\$ 1,751.80	\$ 102.92	\$ 68.61	\$ 213.07	\$ 3,155.67
2030	\$ 1,048.39	\$ 1,705.93	\$ 99.86	\$ 66.57	\$ 217.33	\$ 3,138.09
2031	\$ 1,106.64	\$ 1,652.20	\$ 96.71	\$ 64.48	\$ 221.68	\$ 3,141.71
2032	\$ 1,164.88	\$ 1,595.49	\$ 93.39	\$ 62.26	\$ 226.11	\$ 3,142.14
2033	\$ 1,223.12	\$ 1,535.79	\$ 89.90	\$ 59.93	\$ 230.63	\$ 3,139.38
2034	\$ 1,310.49	\$ 1,473.10	\$ 86.23	\$ 57.49	\$ 235.25	\$ 3,162.55
2035	\$ 1,368.73	\$ 1,405.94	\$ 82.30	\$ 54.87	\$ 239.95	\$ 3,151.79
2036	\$ 1,426.98	\$ 1,335.79	\$ 78.19	\$ 52.13	\$ 244.75	\$ 3,137.84
2037	\$ 1,514.34	\$ 1,262.66	\$ 73.91	\$ 49.27	\$ 249.65	\$ 3,149.83
2038	\$ 1,601.71	\$ 1,185.05	\$ 69.37	\$ 46.25	\$ 254.64	\$ 3,157.01
2039	\$ 1,689.08	\$ 1,102.96	\$ 64.56	\$ 43.04	\$ 259.73	\$ 3,159.37
2040	\$ 1,776.44	\$ 1,016.39	\$ 59.50	\$ 39.66	\$ 264.93	\$ 3,156.92
2041	\$ 1,863.81	\$ 925.35	\$ 54.17	\$ 36.11	\$ 270.22	\$ 3,149.66
2042	\$ 1,980.30	\$ 829.83	\$ 48.58	\$ 32.38	\$ 275.63	\$ 3,166.72
2043	\$ 2,067.66	\$ 728.34	\$ 42.63	\$ 28.42	\$ 281.14	\$ 3,148.20
2044	\$ 2,184.15	\$ 622.37	\$ 36.43	\$ 24.29	\$ 286.76	\$ 3,154.01
2045	\$ 2,300.64	\$ 510.44	\$ 29.88	\$ 19.92	\$ 292.50	\$ 3,153.37
2046	\$ 2,417.13	\$ 392.53	\$ 22.98	\$ 15.32	\$ 298.35	\$ 3,146.30
2047	\$ 2,562.74	\$ 268.65	\$ 15.73	\$ 10.48	\$ 304.32	\$ 3,161.91
2048	\$ 2,679.23	\$ 137.31	\$ 8.04	\$ 5.36	\$ 310.40	\$ 3,140.33
Total	\$ 37,072.32	\$ 26,946.24	\$ 1,580.89	\$ 1,053.93	\$ 5,742.00	\$ 72,395.37

Footnotes:

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

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

**POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 – PHASE #1 – LOT TYPE 3
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PHASE #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$31,352.59

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PHASE #1 LOT TYPE 3

Installment Due 1/31	Principal	Interest ^[a]	Delinquency Reserve	Prepayment Reserve	Administrative Expenses	Total Annual Installment Due ^[b]
2026	\$ 738.87	\$ 1,586.81	\$ 94.06	\$ 62.71	\$ 127.93	\$ 2,610.37
2027	\$ 788.12	\$ 1,553.56	\$ 91.84	\$ 61.23	\$ 173.20	\$ 2,667.95
2028	\$ 812.75	\$ 1,518.09	\$ 89.48	\$ 59.65	\$ 176.66	\$ 2,656.64
2029	\$ 862.01	\$ 1,481.52	\$ 87.04	\$ 58.03	\$ 180.20	\$ 2,668.79
2030	\$ 886.64	\$ 1,442.73	\$ 84.45	\$ 56.30	\$ 183.80	\$ 2,653.93
2031	\$ 935.90	\$ 1,397.29	\$ 81.79	\$ 54.53	\$ 187.48	\$ 2,656.99
2032	\$ 985.16	\$ 1,349.33	\$ 78.98	\$ 52.66	\$ 191.23	\$ 2,657.35
2033	\$ 1,034.41	\$ 1,298.84	\$ 76.03	\$ 50.69	\$ 195.05	\$ 2,655.02
2034	\$ 1,108.30	\$ 1,245.82	\$ 72.93	\$ 48.62	\$ 198.95	\$ 2,674.62
2035	\$ 1,157.56	\$ 1,189.02	\$ 69.60	\$ 46.40	\$ 202.93	\$ 2,665.51
2036	\$ 1,206.82	\$ 1,129.70	\$ 66.13	\$ 44.09	\$ 206.99	\$ 2,653.72
2037	\$ 1,280.70	\$ 1,067.85	\$ 62.51	\$ 41.67	\$ 211.13	\$ 2,663.86
2038	\$ 1,354.59	\$ 1,002.21	\$ 58.67	\$ 39.11	\$ 215.35	\$ 2,669.93
2039	\$ 1,428.48	\$ 932.79	\$ 54.60	\$ 36.40	\$ 219.66	\$ 2,671.93
2040	\$ 1,502.36	\$ 859.58	\$ 50.32	\$ 33.54	\$ 224.05	\$ 2,669.86
2041	\$ 1,576.25	\$ 782.58	\$ 45.81	\$ 30.54	\$ 228.53	\$ 2,663.72
2042	\$ 1,674.77	\$ 701.80	\$ 41.08	\$ 27.39	\$ 233.10	\$ 2,678.14
2043	\$ 1,748.65	\$ 615.97	\$ 36.06	\$ 24.04	\$ 237.77	\$ 2,662.48
2044	\$ 1,847.17	\$ 526.35	\$ 30.81	\$ 20.54	\$ 242.52	\$ 2,667.39
2045	\$ 1,945.68	\$ 431.68	\$ 25.27	\$ 16.85	\$ 247.37	\$ 2,666.85
2046	\$ 2,044.20	\$ 331.97	\$ 19.43	\$ 12.95	\$ 252.32	\$ 2,660.87
2047	\$ 2,167.34	\$ 227.20	\$ 13.30	\$ 8.87	\$ 257.36	\$ 2,674.08
2048	\$ 2,265.86	\$ 116.13	\$ 6.80	\$ 4.53	\$ 262.51	\$ 2,655.83
Total	\$ 31,352.59	\$ 22,788.82	\$ 1,336.98	\$ 891.32	\$ 4,856.09	\$ 61,225.80

Footnotes:

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

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

**POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 – PHASE #1 – LOT TYPE 4
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PHASE #1 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$24,149.97

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PHASE #1 LOT TYPE 4

Installment Due 1/31	Principal	Interest ^[a]	Delinquency Reserve	Prepayment Reserve	Administrative Expenses	Total Annual Installment Due ^[b]
2026	\$ 569.13	\$ 1,222.27	\$ 72.45	\$ 48.30	\$ 98.54	\$ 2,010.69
2027	\$ 607.07	\$ 1,196.66	\$ 70.74	\$ 47.16	\$ 133.41	\$ 2,055.04
2028	\$ 626.04	\$ 1,169.34	\$ 68.92	\$ 45.95	\$ 136.08	\$ 2,046.33
2029	\$ 663.98	\$ 1,141.17	\$ 67.04	\$ 44.70	\$ 138.80	\$ 2,055.69
2030	\$ 682.95	\$ 1,111.29	\$ 65.05	\$ 43.37	\$ 141.58	\$ 2,044.24
2031	\$ 720.89	\$ 1,076.29	\$ 63.00	\$ 42.00	\$ 144.41	\$ 2,046.60
2032	\$ 758.84	\$ 1,039.35	\$ 60.84	\$ 40.56	\$ 147.30	\$ 2,046.88
2033	\$ 796.78	\$ 1,000.45	\$ 58.56	\$ 39.04	\$ 150.24	\$ 2,045.08
2034	\$ 853.69	\$ 959.62	\$ 56.17	\$ 37.45	\$ 153.25	\$ 2,060.18
2035	\$ 891.63	\$ 915.87	\$ 53.61	\$ 35.74	\$ 156.31	\$ 2,053.17
2036	\$ 929.57	\$ 870.17	\$ 50.94	\$ 33.96	\$ 159.44	\$ 2,044.08
2037	\$ 986.49	\$ 822.53	\$ 48.15	\$ 32.10	\$ 162.63	\$ 2,051.89
2038	\$ 1,043.40	\$ 771.97	\$ 45.19	\$ 30.13	\$ 165.88	\$ 2,056.57
2039	\$ 1,100.31	\$ 718.50	\$ 42.06	\$ 28.04	\$ 169.20	\$ 2,058.11
2040	\$ 1,157.23	\$ 662.11	\$ 38.76	\$ 25.84	\$ 172.58	\$ 2,056.51
2041	\$ 1,214.14	\$ 602.80	\$ 35.29	\$ 23.52	\$ 176.03	\$ 2,051.78
2042	\$ 1,290.02	\$ 540.58	\$ 31.64	\$ 21.10	\$ 179.55	\$ 2,062.89
2043	\$ 1,346.93	\$ 474.46	\$ 27.77	\$ 18.52	\$ 183.14	\$ 2,050.83
2044	\$ 1,422.82	\$ 405.43	\$ 23.73	\$ 15.82	\$ 186.81	\$ 2,054.61
2045	\$ 1,498.70	\$ 332.51	\$ 19.46	\$ 12.98	\$ 190.54	\$ 2,054.20
2046	\$ 1,574.59	\$ 255.70	\$ 14.97	\$ 9.98	\$ 194.35	\$ 2,049.59
2047	\$ 1,669.44	\$ 175.01	\$ 10.24	\$ 6.83	\$ 198.24	\$ 2,059.76
2048	\$ 1,745.32	\$ 89.45	\$ 5.24	\$ 3.49	\$ 202.21	\$ 2,045.70
Total	\$ 24,149.97	\$ 17,553.55	\$ 1,029.84	\$ 686.56	\$ 3,740.50	\$ 47,160.41

Footnotes:

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

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

**POLO RIDGE PUBLIC IMPROVEMENT DISTRICT NO. 2 – PHASES #2-6 – INITIAL
PARCEL BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PHASES #2-6 INITIAL PARCEL PRINCIPAL ASSESSMENT: \$6,870,000.00

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PHASES #2-6 INITIAL PARCEL

Installment Due 1/31	Principal	Interest ^[a]	Delinquency Reserve	Prepayment Reserve	Administrative Expenses	Total Annual Installment Due ^[b]
2026	\$ 145,000.00	\$ 410,012.50	\$ 20,610.00	\$ 13,740.00	\$ 42,206.21	\$ 631,568.71
2027	\$ 155,000.00	\$ 402,218.76	\$ 20,175.00	\$ 13,450.00	\$ 36,523.85	\$ 627,367.61
2028	\$ 165,000.00	\$ 393,887.50	\$ 19,710.00	\$ 13,140.00	\$ 37,254.33	\$ 628,991.83
2029	\$ 170,000.00	\$ 385,018.76	\$ 19,215.00	\$ 12,810.00	\$ 37,999.42	\$ 625,043.18
2030	\$ 180,000.00	\$ 375,881.26	\$ 18,705.00	\$ 12,470.00	\$ 38,759.41	\$ 625,815.67
2031	\$ 195,000.00	\$ 365,306.26	\$ 18,165.00	\$ 12,110.00	\$ 39,534.59	\$ 630,115.85
2032	\$ 205,000.00	\$ 353,850.00	\$ 17,580.00	\$ 11,720.00	\$ 40,325.29	\$ 628,475.29
2033	\$ 215,000.00	\$ 341,806.26	\$ 16,965.00	\$ 11,310.00	\$ 41,131.79	\$ 626,213.05
2034	\$ 230,000.00	\$ 329,175.00	\$ 16,320.00	\$ 10,880.00	\$ 41,954.43	\$ 628,329.43
2035	\$ 245,000.00	\$ 315,662.50	\$ 15,630.00	\$ 10,420.00	\$ 42,793.52	\$ 629,506.02
2036	\$ 260,000.00	\$ 301,268.76	\$ 14,895.00	\$ 9,930.00	\$ 43,649.39	\$ 629,743.15
2037	\$ 275,000.00	\$ 285,993.76	\$ 14,115.00	\$ 9,410.00	\$ 44,522.37	\$ 629,041.13
2038	\$ 290,000.00	\$ 269,837.50	\$ 13,290.00	\$ 8,860.00	\$ 45,412.82	\$ 627,400.32
2039	\$ 310,000.00	\$ 252,800.00	\$ 12,420.00	\$ 8,280.00	\$ 46,321.08	\$ 629,821.08
2040	\$ 330,000.00	\$ 234,587.50	\$ 11,490.00	\$ 7,660.00	\$ 47,247.50	\$ 630,985.00
2041	\$ 350,000.00	\$ 214,375.00	\$ 10,500.00	\$ 7,000.00	\$ 48,192.45	\$ 630,067.45
2042	\$ 370,000.00	\$ 192,937.50	\$ 9,450.00	\$ 6,300.00	\$ 49,156.30	\$ 627,843.80
2043	\$ 395,000.00	\$ 170,275.00	\$ 8,340.00	\$ 5,560.00	\$ 50,139.42	\$ 629,314.42
2044	\$ 420,000.00	\$ 146,081.26	\$ 7,155.00	\$ 4,770.00	\$ 51,142.21	\$ 629,148.47
2045	\$ 445,000.00	\$ 120,356.26	\$ 5,895.00	\$ 3,930.00	\$ 52,165.06	\$ 627,346.32
2046	\$ 475,000.00	\$ 93,100.00	\$ 4,560.00	\$ 3,040.00	\$ 53,208.36	\$ 628,908.36
2047	\$ 505,000.00	\$ 64,006.26	\$ 3,135.00	\$ 2,090.00	\$ 54,272.53	\$ 628,503.79
2048	\$ 540,000.00	\$ 33,075.00	\$ 1,620.00	\$ 1,080.00	\$ 55,357.98	\$ 631,132.98
Total	\$ 6,870,000.00	\$ 6,051,512.60	\$ 299,940.00	\$ 199,960.00	\$ 1,039,270.30	\$ 14,460,682.90

Footnotes:

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

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment