



A. Settlement Statement (HUD-1)

B. Type of Loan

1. FHA 2. RHS 3. Conv. Unins. 6. File Number: 01402-11588 7. Loan Number: 8. Mortgage Insurance Case Number:

4. VA 5. Conv. Ins. Other

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Webb County, 1100 Victoria Street, Laredo, TX 78040

E. Name & Address of Seller: Simeon Development, LTD, 5810 San Bernardoa Ave # 101, Laredo, TX 78041

F. Name & Address of Lender:

G. Property Location: Simeon Park, Phase II, Tract 38, Webb County, Texas
Webb County, Texas
Unknown Tract # 38 Laredo, Texas

H. Settlement Agent: Stewart Title Company, 1016 Monaco Blvd, Laredo, TX 78045, (956) 717-8339
Place of Settlement: 1016 Monaco Blvd, Laredo, TX 78045

I. Settlement Date: 9/28/2016 **Proration Date:** 9/28/2016 **Disbursement Date:** 9/28/2016

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price for donated land	\$70,000.00	401. Contract sales price for donated land	\$70,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$1,622.30	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes 9/28/2016 to 1/1/2017		407. County taxes 9/28/2016 to 1/1/2017	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	\$71,622.30	420. Gross Amount Due to Seller	\$70,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$0.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208. Donated Land to Webb Co. (4 acs x \$17,500.0)	\$70,000.00	508. Donated Land to Webb Co. (4 acs x \$17,500.0)	\$70,000.00
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes 1/1/2016 to 9/28/2016	\$83.23
212. Assessments		512. Assessments	
213. School Taxes		513. School Taxes 1/1/2016 to 9/28/2016	\$243.82
214. Water District		514. Water District	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$70,000.00	520. Total Reduction Amount Due Seller	\$70,327.05
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$71,622.30	601. Gross amount due to seller (line 420)	\$70,000.00
302. Less amounts paid by/for borrower (line 220)	(\$70,000.00)	602. Less reductions in amount due seller (line 520)	(\$70,327.05)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$1,622.30	803. Cash <input type="checkbox"/> To <input checked="" type="checkbox"/> From Seller	\$327.05

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

Simeon Development, LTD

Settlement Charges			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees				
Division of commission (line 700) as follows:				
701.				
702.				
703. Commission paid at settlement				
704.				
706. The following persons, firms or corporations received a portion of the real estate commission above:				
707.				
708.				
800. Items Payable in Connection with Loan				
801.	Our origination charge	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803.	Your adjusted origination charges	(from GFE A)		
804.	Appraisal fee	(from GFE #3)		
805.	Credit report	(from GFE #3)		
806.	Tax service	(from GFE #3)		
807.	Flood certification	(from GFE #3)		
808.				
900. Items Required by Lender to Be Paid in Advance				
901.	Daily interest charges from	(from GFE #10)		
902.	Mortgage insurance premium for	(from GFE #3)		
903.	Homeowner's insurance for	(from GFE #11)		
904.				
905.				
1000. Reserves Deposited with Lender				
1001.	Initial deposit for your escrow account	(from GFE #9)		
1002.	Homeowner's insurance			
1003.	Mortgage Insurance			
1004.	City property taxes			
1005.	County property taxes			
1006.	Annual Assessments (maint.)			
1007.				
1008.				
1009.	Aggregate Adjustment			
1100. Title Charges				
1101.	Title services and lender's title insurance to Stewart Title Company	(from GFE #4)	\$46.30	
1102.	Settlement or closing fee to Stewart Title Company		\$600.00	
1103.	Owner's title insurance to Stewart Title Company	(from GFE #5)	\$664.00	
1104.	Lender's title insurance to Stewart Title Company			
1105.	Lender's title policy limit			
1106.	Owner's title policy limit \$70,000.00			
1107.	Agent's portion of the total title insurance premium to Stewart Title Company	\$564.40		
1108.	Underwriter's portion of the total title insurance premium to Stewart Title Guaranty Company	\$99.60		
1109.				
1110.				
1111.	Texas Policy Guaranty Fee			
1112.	Texas Policy Guaranty Fee			
1113.	Tax Certificate Fee to Stewart Title Company	\$43.30		
1114.	Courier Fee			
1115.	Construction Binder Fee			
1116.	Wire Transfer Fee			
1117.	Tx Guaranty Policy Fee to STC Laredo Cty Assmt Recoup Fee	\$3.00		
1200. Government Recording and Transfer Charges				
1201.	Government recording charges	(from GFE #7)	\$92.00	
1202.	Deed \$62.00 Mortgage Releases \$30.00	\$92.00		
1203.	Transfer taxes	(from GFE #8)		
1204.	City/County tax/stamps			
1205.	State tax/stamps			
1206.				
1300. Additional Settlement Charges				
1301.	Required services that you can shop for	(from GFE #6)		
1302.				
1303.	Document Prep for Seller to Langley & Banack		\$220.00	
1304.				
1305.				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$1,622.30	\$0.00

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).