

EINE GIODAWOIR				
A.		B. TYPE OF LOAN		
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT		1. FHA 2. FmHA 3. Conv. Unins.		
SETTLEMENT STATEME	NT	6. FILE NUMBER: 7. LOAN 14766-13-00763	NUMBER:	
		8. MORTGAGE INS CASE NUMBER:		
C. NOTE: This form is furnished to give you a stat	ement of actual settlen	nent costs. Amounts paid to and by the settlement a	gent are shown	
Items marked "[POC]" were paid outsid	e the closing; they are	nent costs. Amounts paid to and by the settlement a shown here for informational purposes and are not in	cluded in the totals. 1.0 3/98 (14766-13-00763 / 45)	
	E. NAME AND ADDR	The state of the s		
Town of Addison, Texas, and all public utility companies	P.H.C.G. Investme partnership	nts, a Texas general		
Companio	13939 Northwest F			
,	Houston, TX 77040		<u> </u>	
G. PROPERTY LOCATION: Town of Addison Parcel 30E	H. SETTLEMENT AG North American Tit		I. SETTLEMENT DATE:	
Addison, TX 00000	PLACE OF SETTLEM		August 21, 2015 DISBURSEMENT DATE:	
Dallas County, Texas Part of Lot 2A, Block 1, Beltline-Surveyor	2813 S. Hulen St.,			
Village, Addison, Dallas County, TX	Ft. Worth, TX 7610	9	August 21, 2015	
J. SUMMARY OF BUYER'S TRANS	ACTION	K. SUMMARY OF SELLER'S T	<u> </u>	
100. GROSS AMOUNT DUE FROM BUYER:	ACTION	400, GROSS AMOUNT DUE TO SELLER:	KANSACTION	
101. Contract sales price	36,871.0		36,871.00	
102. Personal property	00,01110	402. Personal property		
103. Settlement charges to buyer (line 1400)	995.0			
104.		404.		
105. Adjustments for items paid by seller in advance		405. Adjustments for items paid by seller in adv	vance	
106. City/Town taxes		406. City/Town taxes	74,700	
107. County taxes		407. County taxes		
108. Assessments		408. Assessments		
109. 110.		409.		
111.		411.		
112.		412.		
120. GROSS AMOUNT DUE FROM BUYER	37,866.0	420. GROSS AMOUNT DUE TO SELLER	36,871.00	
200. AMOUNTS PAID BY OR IN BEHALF OF BUYE	R:	500. REDUCTIONS IN AMOUNT DUE TO SEL	.LER:	
201. Deposit or earnest money		501. Excess deposit (see instructions)		
202. Principal amount of new loan(s) 203. Existing loan(s) taken subject to		502. Settlement charges to seller (line 1400) 503. Existing loan(s) taken subject to		
204.		504. Payoff of first mortgage loan		
205.		505. Payoff of second mortgage loan		
206.		506.		
207. 208. Seller Paid Owners Policy		507. 508. Seller Paid Owners Policy		
209. Seller paid Closing Costs		509. Seller paid Closing Costs		
Adjustments for items unpaid by seller		Adjustments for items unpaid by selle	r	
210. City/Town taxes		510. City/Town taxes		
211. County taxes 212. Assessments		511. County taxes 512. Assessments	· · · · · · · · · · · · · · · · · · ·	
213.		513.		
214.		514.		
215. Option Fee Credit		515. Option Fee Credit	00.074.00	
216. Funds paid to seller 217.	36,871.0	516. Funds paid to seller 517.	36,871.00	
218.		518.		
219.		519.	. ,	
220. TOTAL PAID BY/FOR BUYER	36,871.0	520. TOTAL REDUCTION AMOUNT DUE SELI	LER 36,871.00	
300. CASH AT SETTLEMENT FROM/TO BUYER:		600, CASH AT SETTLEMENT TO/FROM SELL		
301. Gross amount due from Buyer (Line 120)	37,866.0		36,871.00	
302. Less amount paid by/for Buyer (Line 220) 303. CASH FROM BUYER	(36,871.0 995.0		(36,871.00)	
JUJ, JAJA FRUM BUTER	1 990.0	I LOUS, CASH I WIFKUIN PEKLEK	1 0.00	

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds received to be disbursed in accordance with this statement.

North American Title Company, Settlement Agent

L. SETTLEMENT CHARGES 700. TOTAL COMMISSION Based on Price \$ @ %	PAID FROM	PAID FROM
Division of Commission (line 700) as Follows:	BUYER'S	SELLER'S
701. to	FUNDS AT	FUNDS AT
702. to	SETTLEMENT	SETTLEMENT
703. Commission Paid at Settlement		
The following persons, firms or corporations received a portion of the real estate commission amount shown above:		
704. to	.,,,,,,,,	
BOO. ITEMS PAYABLE IN CONNECTION WITH LOAN		
301. Loan Origination Fee % to		
802. Loan Discount % to	.,,	
303. Appraisal fee to 304. Credit report to		
305. Lender's inspection fee to		
306. Mortgage insurance application fee to		
307. Assumption fee to		
008. to		
309. to		
310. to		
311. to		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
001. Interest From 08/21/15 to 09/01/15 @ \$ /day (11 days %)		
002. Mortgage insurance premium for month to		
903. Hazard insurance premium for year to		
904. for year to 905. to		
1000. RESERVES DEPOSITED WITH LENDER		
1001. Hazard insurance Months @ \$ per Month	<u> </u>	
1002. Mortgage insurance Months @ \$ per Month		
1003. City property taxes Months @ \$ per Month		
1004. County property taxes Months @ \$ per Month		
1005. Annual assessments Months @ \$ per Month		
1006. Months @ \$ per Month	·	
1007. Months @ \$ per Month		
1008. Months @ \$ per Month		
1100. TITLE CHARGES	······	
1101. Settlement or closing fee to North American Title Company		
1102. Abstract or title search to North American Title Company 1103. Title examination to North American Title Company		
1103. Title examination to North American Title Company 1104. Title insurance binder to North American Title Company		
1105. Document preparation to		
106. Courtesy Signing Fee to (Third Party)		
107. Attorney's fees to Winstead PC		
(includes above item numbers:		
1108. Title Insurance to North American Title Company	429.00	
(includes above item numbers:		
1109. Lender's coverage		
110. Owner's coverage \$ 36,871.00 429.00		
111. Courier\Overnight Delivery to		
112. Document Download Fee to	·	
I113. Tax Certificate to Reimbursement		
Titl Coult copy code	500.00	
1115. Escrow Fee to North American Title Company 1116. E Record Fee to NATC fbo Simplifile POC by NATC/\$4 per Doc	300.00	
117. P-24 Premium Split Disclosure to		
200. GOVERNMENT RECORDING AND TRANSFER CHARGES	·	
201. Recording fees: Deed ; Mortgage ; Releases		
202. City/County tax/stamps: Deed ; Mortgage	·	
203. State tax/stamps: Deed ; Mortgage		
204. Easement for Utility and Sidewalk to North American Title Company	66.00	
205. to		
300. ADDITIONAL SETTLEMENT CHARGES		
301. Survey to		
302. Pest inspection to		
303. to		
304. to		
305. to	995.00	0.0
400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)	330,00	

POC B = Paid Outside of Closing by Borrower/Buyer
POC S = Paid Outside of Closing by Seller
POC L = Paid Outside of Closing by Lender



		B, TYPE OF LOAN
A		1. FHA 2. FmHA 3. Conv. Unins. 4. VA 5. Conv. Ins.
O.O. DELARCHMENT OF THE OWNER		6. FILE NUMBER: 7. LOAN NUMBER:
SETTLEMENT STATEMENT		14766-13-00763
		8. MORTGAGE INS CASE NUMBER:
		I die Amerika and by the gallegreet agent are shown
C. NOTE: This form is furnished to give you a s liems marked "IPOC!" were paid outs	tatement of actual settle side the closing; they are	ment costs. Amounts paid to and by the settlement agent are shown. shown here for informational purposes and are not included in the totals. 1,0 3/98 (14768-13-00763 / 29).
	E. NAME AND ADDF	
D. NAME AND ADDRESS OF BUYER: Town of Addison		ents, a Texas general
(OW) Of Addison	partnership	Sinct a total garage
ī	13939 Northwest	
	Houston, TX 7704	
G. PROPERTY LOCATION: Town of Addison Parcel 30E	H. SETTLEMENT AG North American Ti	SENT: 58-2451020 I. SETTLEMENT DATE: August 21, 2015
Addison, TX 00000	PLACE OF SETTLEM	ACNIT-
Dallas County, Texas Part of Lot 2A, Block 1, Beltline-Surveyor	2813 S, Hulen St.	, Suite 100 Disputs Carlet I PATE.
Village, Addison, Dallas County, TX	Ft, Worth, TX 761	09 August 21, 2015
J. SUMMARY OF BUYER'S TRAI	(SACTION	K. SUMMARY OF SELLER'S TRANSACTION
	TOAUTION	400. GROSS AMOUNT DUE TO SELLER:
100. GROSS AMOUNT DUE FROM BUYER:	36,871.	20 074 00
101. Contract sales price 102. Personal property	30,011.	402. Personal property
103. Settlement charges to buyer (line 1400)		403.
104.		404.
105.		405.
Adjustments for items paid by seller in advance	e .	Adjustments for items paid by seller in advance
106. City/Town taxes		406. CityTown taxes 407. County taxes
107. County taxes		408. Assessments
108. Assessments 109.		409.
110.	-	410.
111.		411.
112.		412. 00 420 GROSS AMOUNT DUE TO SELLER 36.871.00
120. GROSS AMOUNT DUE FROM BUYER	36,871.	00 T20: GrteBeriin G171 252:10
200. AMOUNTS PAID BY OR IN BEHALF OF BUY	(ER:	500. REDUCTIONS IN AMOUNT DUE TO SELLER:
201. Deposit or earnest money		501, Excess deposit (see instructions) 502, Settlement charges to seller (line 1400)
202, Principal amount of new loan(s) 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 toan
206.		506,
207.		507.
208, Seller Paid Owners Policy		508. Seller Paid Owners Policy 509. Seller paid Closing Costs
209. Seller paid Closing Costs 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
212. Assessments		512. Assessments
213.		513.
214.		514. 515. Option Fee Credit
215. Option Fee Credit		516, Spung ree Great
216. 217.		517.
218.		518.
219.		519.
220. TOTAL PAID BY/FOR BUYER	0.0	
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:
301. Gross amount due from Buyer (Line 120)	36,871.	00 601. Gross amount due to Seller (Line 420) 36,871.00 (0.00)
302. Less amount paid by/for Buyer (Line 220)		// Toda: Code (Cadeditation from 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
303. CASH FROM BUYER	36,871.	00 1000: 0:10:1:10 0:11-271.
To the best of my knowledge, the HUD-1 Settlement	Statement which I have	prepared is a true and accurate account of this transaction. I have caused or will
cause the funds received to be disbursed in accorda	ince with this statement.	1 1/1
		North/American Title Company, Settlement Agent
	•	/
		w .

L. SETTLEMENT CHARGES 10. TOTAL COMMISSION Based on Price \$ @ %	PAID FROM	PAID FROM
Division of Commission (line 700) as Follows:	BUYER'S FUNDS AT	SELLER'S FUNDS AT
01. to	SETTLEMENT	SETTLEMEN
12. to		
33. Commission Paid at Settlement		
The following persons, firms or corporations received a portion of the real estate commission amount shown above:		
04. to		·····
00. ITEMS PAYABLE IN CONNECTION WITH LOAN		 -
01, Loan Origination Fee % to 22, Loan Discount % to		
23. Appraisal fee to		
D5. Lender's inspection fee to		
D6. Mortgage Insurance application fee to		
D7. Assumption fee to		
08. to		
09. to		
10.		
11. to		
00. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
Ji, filtereact for Billian to describe CS T		
23. Hazard insurance premium for year to		
05, (0		
non RESERVES DEPOSITED WITH LENDER		
001, Hazard Insurance Months @ \$ per Month		
002. Mortgage insurance Months @ \$ per Month		
003, City property taxes Months @ \$ per Month		
004. County property taxes Months @ \$ per Month		
005. Annual assessments Months @ \$ per Month		-
006. Months @ \$ per Month 007 Months @ \$ per Month		
VII.		
008. Months @ \$ per Month 100, TITLE CHARGES		
101, Settlement or closing fee to North American Title Company		
102. Abstract or title search to North American Title Company		
103. Title examination to North American Title Company		
104. Title insurance binder to North American Title Company		
105. Document preparation to		
106. Courtesy Signing Fee to (Third Party)		
107. Altorney's fees to Winstead PC		
(includes above item numbers:		
108, Title insurance to North American Title Company		
(includes above Item numbers:		
109. Lender's coverage 110. Owner's coverage \$ 36,871.00 429.00		
111, Courier\Overnight Delivery to		
112. Document Download Fee to		
113. Tax Certificate to		
114. Court Copy Costs to Reimbursement		
115. Escrow Fee to North American Title Company		
116. E Record Fee to NATC fbo Simplifile POC by NATC/\$4 per Doc		
117. P-24 Premium Split Disclosure to	ــــــــــــــــــــــــــــــــــــــ	
200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
201, Recording fees: Deed ; Mortgage ; Releases 202, City/County tax/stamps; Deed ; Mortgage		
		
204. to		
205. 300, ADDITIONAL SETTLEMENT CHARGES		
300, Apphiloval Strictment Grandes to		
301, Survey 302. Pest Inspection to		
303, to		
304, to		
305. to		
400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)	0.00	
400. TOTAL DELITERATION OF BUILDING TOTAL		

Acknowledgement Of Receipt Of HUD-1

Buyer: Town of Addison

Seller: P.H.C.G. Investments, a Texas general partnership

13939 Northwest Freeway

Houston, TX 77040

Property Location: Town of Addison Parcel 30E, Addison, TX 00000 Settlement Agent: North American Title Company

Escrow No.: 14766-13-00763 Settlement Date: July 14, 2015

The undersigned Buyer/Borrower hereby acknowledges receipt of a completed copy of pages 1, 2, & 3 of this HUD-1 Settlement Statement & any attachments referred to herein. The undersigned Seller(s) hereby acknowledges receipt of a completed copy of pages 1 & 2 of this HUD-1 Settlement Statement & any attachments referred to herein.

I have carefully reviewed this HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my apprount or by me in this transaction.

Виуег

Town of Addisor

Seller P.H

P.H.C.G. Investiments, a Texas general partnership

Christopher & Paggas Managing Partne

To the best of my knowledge, the HUD / Settlement Statement which I have prepared is a frue and/accurate account of this transaction. I have caused or will cause the funds received to be disbursed in accordance with this statement.

North American Title Company, Settlement Agent