

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN	
	1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.	
	6. FILE NUMBER: 14766-13-00763	7. LOAN NUMBER:
	8. MORTGAGE INS CASE NUMBER:	

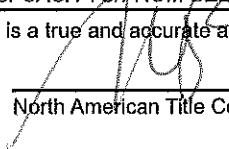
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 1.0 3/98 (14766-13-00763 / 45)

D. NAME AND ADDRESS OF BUYER: Town of Addison, Texas, and all public utility companies	E. NAME AND ADDRESS OF SELLER: P.H.C.G. Investments, a Texas general partnership 13939 Northwest Freeway Houston, TX 77040	F. NAME AND ADDRESS OF LENDER:
G. PROPERTY LOCATION: Town of Addison Parcel 30E Addison, TX 00000 Dallas County, Texas Part of Lot 2A, Block 1, Bellline-Surveyor Village, Addison, Dallas County, TX	H. SETTLEMENT AGENT: 58-2451020 North American Title Company PLACE OF SETTLEMENT: 2813 S. Hulen St., Suite 100 Ft. Worth, TX 76109	I. SETTLEMENT DATE: August 21, 2015 DISBURSEMENT DATE: August 21, 2015

J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract sales price	36,871.00
102. Personal property	
103. Settlement charges to buyer (line 1400)	995.00
104.	
105.	
<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	37,866.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Seller Paid Owners Policy	
209. Seller paid Closing Costs	
<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215. Option Fee Credit	
216. Funds paid to seller	36,871.00
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	36,871.00
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross amount due from Buyer (Line 120)	37,866.00
302. Less amount paid by/for Buyer (Line 220)	(36,871.00)
303. CASH FROM BUYER	995.00

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract sales price	36,871.00
402. Personal property	
403.	
404.	
405.	
<i>Adjustments for items paid by seller in advance</i>	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	36,871.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508. Seller Paid Owners Policy	
509. Seller paid Closing Costs	
<i>Adjustments for items unpaid by seller</i>	
510. City/Town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515. Option Fee Credit	
516. Funds paid to seller	36,871.00
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	36,871.00
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross amount due to Seller (Line 420)	36,871.00
602. Less reductions due Seller (Line 520)	(36,871.00)
603. CASH TO/FROM SELLER	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 BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:							
701.	to						
702.	to						
703. Commission Paid at Settlement							
The following persons, firms or corporations received a portion of the real estate commission amount shown above:							
704.	to						
800. ITEMS PAYABLE IN CONNECTION WITH LOAN							
801.	Loan Origination Fee	% to					
802.	Loan Discount	% to					
803.	Appraisal fee	to					
804.	Credit report	to					
805.	Lender's inspection fee	to					
806.	Mortgage insurance application fee	to					
807.	Assumption fee	to					
808.		to					
809.		to					
810.		to					
811.		to					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901.	Interest From	08/21/15 to 09/01/15 @ \$	/day	(11 days	%)		
902.	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			
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					
1104.	Title insurance binder	to North American Title Company					
1105.	Document preparation	to					
1106.	Courtesy Signing Fee	to (Third Party)					
1107.	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						
1110.	Owner's coverage	\$ 36,871.00		429.00			
1111.	Courier/Overnight Delivery	to					
1112.	Document Download Fee	to					
1113.	Tax Certificate	to					
1114.	Court Copy Costs	to Reimbursement					
1115.	Escrow Fee	to North American Title Company				500.00	
1116.	E Record Fee	to NATC fbo Simplifile			POC by NATC/\$4 per Doc		
1117.	P-24 Premium Split Disclosure	to					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201.	Recording fees:	Deed ; Mortgage ; Releases					
1202.	City/County tax/stamps:	Deed ; Mortgage					
1203.	State tax/stamps:	Deed ; Mortgage					
1204.	Easement for Utility and Sidewalk	to North American Title Company				66.00	
1205.		to					
1300. ADDITIONAL SETTLEMENT CHARGES							
1301.	Survey	to					
1302.	Pest Inspection	to					
1303.		to					
1304.		to					
1305.		to					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						995.00	0.00

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

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price				\$	@	%	PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:								
701.	to							
702.	to							
703.	Commission Paid at Settlement							
The following persons, firms or corporations received a portion of the real estate commission amount shown above:								
704.	to							
800. ITEMS PAYABLE IN CONNECTION WITH LOAN								
801.	Loan Origination Fee	%	to					
802.	Loan Discount	%	to					
803.	Appraisal fee		to					
804.	Credit report		to					
805.	Lender's inspection fee		to					
806.	Mortgage insurance application fee		to					
807.	Assumption fee		to					
808.			to					
809.			to					
810.			to					
811.			to					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE								
901.	Interest From	07/14/15	to	08/01/15	@ \$	/day (18 days %)		
902.	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		
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					
1104.	Title insurance binder	to	North American Title Company					
1105.	Document preparation	to						
1106.	Courtesy Signing Fee	to			(Third Party)			
1107.	Attorney's fees	to	Winstead PC					
(includes above item numbers:)								
1108.	Title insurance	to	North American Title Company					
(includes above item numbers:)								
1109.	Lender's coverage							
1110.	Owner's coverage		\$ 36,871.00			429.00		
1111.	Courier/Overnight Delivery	to						
1112.	Document Download Fee	to						
1113.	Tax Certificate	to						
1114.	Court Copy Costs	to				Reimbursement		
1115.	Escrow Fee	to	North American Title Company					
1116.	E Record Fee	to	NATC fbo Simplifile			POC by NATC/\$4 per Doc		
1117.	P-24 Premium Split Disclosure	to						
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES								
1201.	Recording fees:	Deed		Mortgage		Releases		
1202.	City/County tax/stamps:	Deed		Mortgage				
1203.	State tax/stamps:	Deed		Mortgage				
1204.		to						
1205.		to						
1300. ADDITIONAL SETTLEMENT CHARGES								
1301.	Survey	to						
1302.	Pest inspection	to						
1303.		to						
1304.		to						
1305.		to						
1400.	TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						0.00	0.00

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

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 account or by me in this transaction.

Buyer Town of Addison

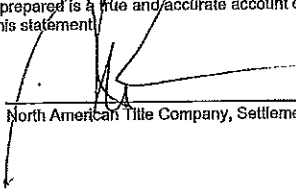
BY: 

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

BY: 

Christopher Pappas, Managing Partner

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