

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: 14788-14-0017	7. LOAN NUMBER:
		8. MORTGAGE INS CASE NUMBER:	
C. NOTE: <i>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.</i> <small>1.0 3/88 (14788-14-0017/35)</small>			
D. NAME AND ADDRESS OF BUYER: Town of Addison		E. NAME AND ADDRESS OF SELLER: Pappas Restaurants, Inc., a Texas corporation Pamela Pappas Mattingly and Mersina Pappas Stubbs, as Co-trustees of the Pamela Pappas Mattingly Trust created under the Last Will and Testament of Helen Lucas Pappas and of the Mersina Pappas Stubbs Trust created under	F. NAME AND ADDRESS OF LENDER:
G. PROPERTY LOCATION: Town of Addison Parcel 32E Addison, TX 75001 Dallas County, Texas Mercado Juarez, 1.64 Acs, Addison, Dallas County, TX		H. SETTLEMENT AGENT: 58-2451020 North American Title Company PLACE OF SETTLEMENT: 2813 S. Hulon St., Suite 100 Ft. Worth, TX 76109	I. SETTLEMENT DATE: August 21, 2015 DISBURSEMENT DATE: August 21, 2015
J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price 55,615.00		401. Contract sales price 55,615.00	
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)		403.	
104.		404.	
105.		405.	
<i>Adjustments for items paid by seller in advance</i>		<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes		406. City/Town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER 55,615.00		420. GROSS AMOUNT DUE TO SELLER 55,615.00	
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		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)	
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. Seller Paid Owners Policy		508. Seller Paid Owners Policy	
209. Seller paid Closing Costs		509. Seller paid Closing Costs	
<i>Adjustments for items unpaid by seller</i>		<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes		510. City/Town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215. Option Fee Credit		515. Option Fee Credit	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BUYER 0.00		520. TOTAL REDUCTION AMOUNT DUE SELLER 0.00	
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from Buyer (Line 120) 55,615.00		601. Gross amount due to Seller (Line 420) 55,615.00	
302. Less amount paid by/for Buyer (Line 220)		602. Less reductions due Seller (Line 520) 0.00	
303. CASH FROM BUYER 55,615.00		603. CASH TO SELLER 55,615.00	

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

WE CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT.
NORTH AMERICAN TITLE CO.

BY: _____

L. SETTLEMENT CHARGES						PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT	
700. TOTAL COMMISSION Based on Price	\$	@	%	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	\$ 55,615.00			565.00			
1111.	Counter/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: Pappas Restaurants, Inc., a Texas corporation
13939 Northwest Freeway
Houston, TX 77040

Pamela Pappas Mattingly and Mersina Pappas Stubbs, as Co-trustees of the Pamela Pappas Mattingly Trust created under the Last Will and Testament of He
13939 Northwest Freeway
Garland, TX 75040

Pamela Pappas Mattingly and Mersina Pappas Stubbs, as Co-Trustees of The Mersina Pappas Stubbs Trust created under the Last Will and Testament of
13939 Northwest Freeway
Houston, TX 77040

Property Location: Town of Addison Parcel 32E, Addison, TX 75001

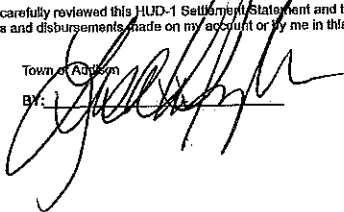
Settlement Agent: North American Title Company

Escrow No.: 14766-14-00117


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: Pappas Restaurants, Inc. a Texas corporation
BY: 
Ernest Pekmezaris, Treasurer

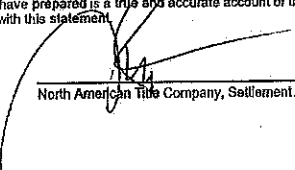
Pamela Pappas Mattingly and Mersina Pappas Stubbs, as Co-trustees of the Pamela Pappas Mattingly Trust created under the Last Will and Testament of Helen Lucas Pappas dated October 15, 1998
BY: 
Pamela Pappas Mattingly, Co-Trustee

BY: 
Mersina Pappas Stubbs, Co-Trustee

Pamela Pappas Mattingly and Mersina Pappas Stubbs, as Co-Trustees of The Mersina Pappas Stubbs Trust created under the Last Will and Testament of Helen Lucas Pappas dated October 15, 1998
BY: 
Pamela Pappas Mattingly, Co-Trustee

BY: 
Mersina Pappas Stubbs, Co-Trustee

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