

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. FHA 2. FmHA 3. Conv Unins
4. VA 5. Conv Ins. 6. Seller Finance

6. File Number
115227

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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower
County of Hidalgo, Texas
P O Box 758
Edinburg, TX 78540-0758

E. Name & Address of Seller
Theodora Jacqueline Aguilar
P.O. Box 58
La Blanca, TX 78558

F. Name & Address of Lender

G. Property Location

R B Curry Subdivision 1, 2, 3, And 4, Lot 14, Hidalgo County
Curve Road
Edinburg, TX 78539

H. Settlement Agent Name
Valley Land Title Co.
612 W. Nolana
Stc. #570

McAllen, TX 78504 Tax ID: 20-4064406
Place of Settlement
Valley Land Title Co.
217 W. Cano
Edinburg, TX 78539

I. Settlement Date
3/16/2009
Fund:

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	\$574,365.00	401. Contract Sales Price	\$574,365.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$270.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance			
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Annual assessments		408. Annual assessments	
109. School property taxes		409. School property taxes	
110. Water District taxes 03/17/09 thru 12/31/09	\$665.01	410. Water District taxes 03/17/09 thru 12/31/09	\$665.01
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$575,300.01	420. Gross Amount Due to Seller	\$575,030.01
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$1,000.00	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$85,889.24
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller			
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/09 thru 03/16/09	\$31.97	511. County property taxes 01/01/09 thru 03/16/09	\$31.97
212. Annual assessments		512. Annual assessments	
213. School property taxes 01/01/09 thru 03/16/09	\$43.89	513. School property taxes 01/01/09 thru 03/16/09	\$43.89
214. Water District taxes		514. Water District taxes	
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$1,075.86	520. Total Reduction Amount Due Seller	\$85,965.10
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$575,300.01	601. Gross Amount due to seller (line 420)	\$575,030.01
302. Less amounts paid by/for borrower (line 220)	\$1,075.86	602. Less reductions in amt. due seller (line 520)	\$85,965.10
303. Cash From Borrower	\$574,224.15	603. Cash To Seller	\$489,064.91

L. Settlement Charges

700. Total Sales/Broker's Commission based on price		\$574,365.00	@ % =	\$0.00	Paid From	Paid From
Division of Commission (line 700) as follows:					Borrower's	Seller's
701.	to				Funds at	Funds at
702.	to				Settlement	Settlement
703.	Commission Paid at Settlement				\$0.00	\$0.00
704.	The following persons, firms or					
705.	corporation s received a portion					
706.	of the real estate commission amount					
707.	shown above:					
800.	Items Payable in Connection with Loan					
801.	Loan Origination Fee %					
802.	Loan Discount %					
803.	Appraisal Fee					
804.	Credit Report					
805.	Lender's Inspection Fee					
806.	Mortgage Insurance Application					
807.	Assumption Fee					
900.	Items Required by Lender To Be Paid in Advance					
901.	Interest from to @/day					
902.	Mortgage Insurance Premium for months to					
903.	Hazard Insurance Premium for years 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 @ \$12.96 per month					
1005.	Annual assessments months @ per month					
1006.	School property taxes months @ \$17.80 per month					
1007.	Water District taxes months @ per month					
1008.	HOA Dues months @ per month					
1011.	Aggregate Adjustment					
1100.	Title Charges					
1101.	Settlement or closing fee					
1102.	Abstract or title search					
1103.	Title examination					
1104.	Title insurance binder					
1105.	Document preparation to L. G. "Jerry" Canales					\$150.00
1106.	Notary fees					
1107.	Attorney's fees					
	(includes above items numbers:					
1108.	Title insurance to Valley Land Title Co.					\$3,376.00
	(includes above items numbers:					
1109.	Lender's coverage \$0.00/\$0.00					
1110.	Owner's coverage \$574,365.00/\$3,882.40					
1111.	Escrow fee to Valley Land Title Co.				\$250.00	\$250.00
1112.	State of Texas policy guaranty fee. to Valley Land Title Co.-Guaranty Fee				\$5.00	\$5.00
1113.	Tax Service Fee to Hidalgo County Property Tax Service				\$54.13	\$54.13
1114.	Survey Amendment (OTP only) to Valley Land Title Co.				\$506.40	\$506.40
1200.	Government Recording and Transfer Charges					
1201.	Recording Fees Deed \$20.00 ; Mortgage ,Rel to Valley Land Title Co.				\$20.00	\$20.00
1202.	City/county tax/stamps Deed , Mortgage to					
1203.	State tax/stamps Deed , Mortgage to					
1204.	Order for Release of D/T to Valley Land Title Co.				\$36.00	\$36.00
1205.	Release of Child Support Lien to Valley Land Title Co.				\$20.00	\$20.00
1300.	Additional Settlement Charges					
1301.	Survey					
1302.	Pest Inspection					
1303.	2007-2008 County Taxes to Armando Barrera Tax Collector				\$330.06	\$330.06
1304.	2008 School Taxes to Armando Barrera Tax Collector				\$232.85	\$232.85
1305.	Courier Fee to Valley Land Title Co.				\$5.10	\$5.10
1306.	Payoff of Child Support Lien to Office of the Attorney General				\$3,645.50	\$3,645.50
1307.	Payment to Tenant to A. Duda & Sons, Inc.				\$77,278.20	\$77,278.20
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$270.00	\$85,889.24

Previous Editions are Obsolete

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Form HUD-1 (3/86)
Handbook 4303.2

SOLICITATION

You are required by law to provide VALLEY LAND TITLE CO. with your correct taxpayer identification number. If you do not provide VALLEY LAND TITLE CO. with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

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, on lines 403 and 404) 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 INSTRUCTIONS

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).

Seller understands the closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guaranty the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller understands that tax and insurance provisions and reserves were based on figures for the preceding year or supplied by others, or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct. The undersigned hereby authorizes VALLEY LAND TITLE CO. to make expenditures and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan funds, if applicable, in the amount shown above and receipt of a copy of this Statement.

*Note: Interest on existing liens is figured to the date indicated. If not paid by then, additional interest will have to be collected and your statement will be adjusted to have sufficient funds to secure release from the lien holder.

I have carefully reviewed the 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. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

The County of Hidalgo

By: J.D. Salinas, III, County Judge

Theodora Jacqueline Aguilar

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Settlement Agent _____

Date _____

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Previous Editions are Obsolete

Charge to VLTC
GF: 115,227

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: March 16, 2009

Grantor: THEODORA JAQUELINE AGUILAR a/k/a THEODORA JACQUELINE AGUILAR

Grantor's Mailing Address (including county): P.O. Box 58
La Blanca, Hidalgo County, Texas 78558

Grantee: COUNTY OF HIDALGO, TEXAS

Grantee's Mailing Address (including county): P.O. Box 758
Edinburg, Hidalgo County, Texas 78540

Consideration: Ten and NO/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements):

A 47.66 acre tract of land, more or less, and being all of Lot 14, R.B. CURRY SURVEY No. 4, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas, and according to Gift Deed recorded under Document Number 1804482, Official Records of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows:

Beginning at a cotton picker spindle set in the centerline of Dillon Road and within the right of way of Curve Road for the Southeast corner of Lot 14 and the Southeast corner of this tract.

THENCE, North 79 degrees, 57 minutes, 20 seconds West, along the South line of Lot 14 and within the right of way of Curve Road, a distance of 1,742.57 feet to a ½ inch iron rod found for the Southwest corner of Lot 14 and the Southwest corner of this tract.

THENCE; North 09 degrees, 14 minutes East, along the West line of Lot 14, passing a ½ inch iron rod 24 inches in length with plastic cap stamped RPLS 4856 set at 15.00 feet for the North right of way line of Curve Road, passing a ½ inch iron rod 24 inches in length with plastic cap stamped RPLS 4856 set at 1,058.00 feet for the South line of a drain ditch easement, a total distance of 1,178.00 feet to a point for the Northwest corner of Lot 14 and the Northwest corner of this tract.

THENCE; South 80 degrees, 51 minutes East, along the North line of Lot 14, passing at 1,722.40 feet the West right of way line of Dillon Road, a total distance of 1,742.40 feet to a cotton picker spindle set in the centerline of Dillon Road for the Northeast corner of Lot 14 and the Northeast corner of this tract.

THENCE, South 09 degrees, 14 minutes West, along the East line of Lot 14 and the centerline of Dillon Road, a distance of 1,205.20 feet to the POINT OF BEGINNING.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the extent they validly exist:

1. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
2. Roads, easements and reservations as shown on the map and dedication of R.B. Curry Survey 1, 2, 3 & 4, recorded in Volume 2, Page 23, Map Records of Hidalgo County, Texas.
3. Easements for canal rights-of-way as shown by instruments recorded in Volume 253, Pages 103 and 423, Deed Records of Hidalgo County, Texas.
4. Road easement and drainage ditch as disclosed by instrument dated March 16, 1987, recorded in Volume 2421, Page 942, Official Records of Hidalgo County, Texas.
5. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by V.C. Thompson to McCollum Oil Company, dated March 9, 1943, recorded in Volume 49, Page 143, Oil and Gas Records of Hidalgo County, Texas.
6. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Martin Keiffer to La Gloria Corporation, dated March 9, 1944, recorded in Volume 65, Page 81, Oil and Gas Records of Hidalgo County, Texas.

7. Terms, stipulations and conditions contained in Memorandum of Oil, Gas and Mineral Lease executed by Alfonso Flores and wife, Ofelia G. Flores to Buckaroo Fuel Company, L.L.C., dated April 26, 2007, filed April 26, 2007 under Document Number 1750754, Official Records of Hidalgo County, Texas.
 8. Mineral and/or royalty reservation contained in deed dated April 18, 2007, filed April 27, 2007 under Document Number 1751185, Official Records of Hidalgo County, Texas.
 9. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
 10. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
 11. Rights or claims by Hidalgo County Irrigation District No. 1 as to the North 50 feet of this property.
 12. Standby fees, taxes and assessments by any taxing authority for the year 2009, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.
- Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

THEODORA JAQUELINE AGUILAR
a/k/a THEODORA JACQUELINE AGUILAR

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on March _____, 2009 by **THEODORA JAQUELINE AGUILAR a/k/a THEODORA JACQUELINE AGUILAR**.

NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO :
COUNTY OF HIDALGO, TEXAS
P.O. Box 758
Edinburg, Texas 78540

PREPARED IN THE LAW OFFICE OF:
L.G. 'JERRY' CANALES
217 W. Cano Street
Edinburg, Texas 78539
File No.: 115227