

B. Type of Loan		6. File Number C-2700	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv. Unins.		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins. Refinance?	<input type="checkbox"/>		
D. Name and Address of Borrower:		E. Name and Address of Seller:		F. Name and Address of Lender:
County of Hidalgo		Ruben Raul Cardenas & Sylvia Cardenas		
P.O. Box 758 Edinburg Tx 78540-0758		c/o 1712 Larkspur McAllen Tx 78501-		
G. Property Location See Exhibit "A"		H. Settlement Agent: Cardenas, Whitts & Stephen, L.L.P. Place of Settlement: 100 S. Bicentennial, McAllen, Texas 78501		I. Settlement Date Tuesday, December 08, 2009 Disbursement Date Tuesday, December 08, 2009
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction		
100. Gross Amount Due From Borrower		401. Gross Amount Due to Seller		
101. Contract sales price	\$2,077,314.00	401. Contract sales price	\$2,077,314.00	
102. Personal Property		402. Personal Property		
103. Settlement Charges to Borrower (line 1400)	\$17,477.37	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	to	406. City/Town taxes	to	
107. County taxes	to	407. County taxes	to	
108. Assessments	to	408. Assessments	to	
109.		409.		
110.		410.		
111.		411.		
112.		412.		
120. Gross Amount Due From Borrower	\$2,094,791.37	420. Gross Amount Due to Seller	\$2,077,314.00	
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 1st mortgage loan		
205.		505. Payoff of 2nd mortgage loan		
206.		506.		
207.		507.		
208.		508.		
209.		509.		
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller		
210. City/Town taxes	to	510. City/Town taxes	to	
211. County taxes	to	511. County taxes	to	
212. Assessments	to	512. Assessments	to	
213.		513.		
214.		514.		
215.		515.		
216.		516.		
217.		517.		
218.		518.		
219.		519.		
220. Total Paid By/For Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$0.00	
300. Cash at Settlement From/To Borrower		600. Cash At Settlement To/From Seller		
301. Gross Amount due from borrower (line 120)	\$2,094,791.37	601. Gross Amount due to seller (line 420)	\$2,077,314.00	
302. Less amounts paid by/for borrower (line 120)	\$0.00	602. Less reductions to amt. due seller (line 520)	\$0.00	
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$2,094,791.37	603. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$2,077,314.00	

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: *HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; * Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; * Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory. Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to

provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

L. Settlement Charges										Paid from Borrower(s) Funds at Settlement	Paid from Seller(s) Funds at Settlement		
700. Total Sales/Broker's Commission based on price		\$2,077,314.00	@	0.00%	=	\$0.00							
Division of Commission (line 700) as follows:													
701.	Percentage:	0.00%		to									
702.	Percentage:	0.00%		to									
703. Commission Paid at Settlement													
704.													
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 Fee													
807. Assumption Fee													
808.													
809.													
810.													
811.													
812.													
813.													
814.													
815.													
900. Items Required By Lender To Be Paid In Advance													
901.	Interest from		to	@	\$0.00	/day	to						
902.	Mortgage Insurance Premium For	0	months to										
903.	Hazard Insurance Premium for		year(s) to										
904.													
905.													
1000. Reserves Deposited With Lender													
1001.	Hazard Insurance	0	months	\$0.00	per month								
1002.	Mortgage Insurance	0	months	\$0.00	per month								
1003.	City Property Taxes	0	months	\$0.00	per month								
1004.	County Property Taxes	0	months	\$0.00	per month								
1005.	Annual Assessments	0	months	\$0.00	per month								
1006.		0	months	\$0.00	per month								
1007.		0	months	\$0.00	per month								
1008.													
1100. Title Charges													
1101.	Settlement or closing fee	to											
1102.	Abstract or Title Search	to											
1103.	Title Examination	to											
1104.	Title Insurance Binder	to											
1105.	Document Preparation	to											
1106.	Notary Fees	to											
1107.	Attorney's Fees	to	Valley Land Title Co.										
Includes above items numbers:													
1108.	Title Insurance	to											
Includes above items numbers: *40% of Policy Premium to CWS										\$10,378.00*			
1109.	Lender's Coverage										\$0.00		
1110.	Owner's Coverage										\$2,077,314.00		
1111.	Tax Service	to	Valley Land Title Co.									\$70.37	
1112.	Texas Guaranty Fee	to	Valley Land Title Co.									\$5.00	
1113.		to											
1200. Government Recording and Transfer Charges													
1201.	Recording Fees	Deed:	\$24.00	Mortgage:	\$0.00	Releases:	\$0.00	to					
1202.	City/county tax/stamps	Deed:	\$0.00	Mortgage:	\$0.00	to							
1203.	State tax/stamps	Deed:	\$0.00	Mortgage:	\$0.00	to							
1204.													
1205.													
1300. Additional Settlement Charges													
1301.	Survey	Quintanilla, Headly & Associates, Inc.									\$7,000.00		
1302.	Pest Inspection												
1303.	Borrower's Attorney Fees	Atlas & Hall (POC)									POC		
1304.													
1305.													
1306.													
1307.													
1308.													
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)										\$17,477.37	\$0.00		

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 copy of the HUD-1 Settlement Statement.

Borrower: _____

Seller: _____

Borrower: _____

Seller: _____

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 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 or imprisonment. For details see 18 U.S. Code Sections 1001 and 1010.

Legal Description:

A 301.06 acre tract of land (Deed Records: 300.00 acres) known as Tract 154-B out of SAN SALVADOR DEL TULE GRANT, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 10, Pages 58-60, Map Records, Hidalgo County, Texas, and according to Deed recorded in Volume 730, Page 461, and Quitclaim Deed recorded in Volume 1136, Page 870, Deed Records, 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 an old mesquite post found on the North line of Tract 154 for the Northwest corner of the Matias Pena, Jr. Tract (a 300.00 acre tract known as Tract 154-C, San Salvador del Tule Grant, according to Deed of Trust recorded in Volume 2963, Page 939, Official Records, Hidalgo County, Texas) and the Northeast corner of this tract, said rod bears North 80 degrees, 09 minutes, 47 seconds West (Map Record: North 80 degrees, 13 minutes West), 5,164.28 feet from the Northeast corner of Tract 154.
THENCE; South 09 degrees, 25 minutes, 15 seconds West, along the West line of the Matias Pena, Jr. Tract, a distance of 4,203.62 feet to a wood fence post found on the South line of Tract 154 for the Southwest corner of said tract and the Southeast corner of this tract.
THENCE; North 80 degrees, 18 minutes, 20 seconds West (Map Record: N 80 degrees, 19 minutes West), along the South line of Tract 154, a distance of 3,113.10 feet to a metal fence post found the Southeast corner of the Maria del Carmen Moreno Tract (a 21.40 acre tract out of Tract 154, San Salvador del Tule Grant, according to Warranty Deed recorded in Volume 2370, Page 904, Deed Records, Hidalgo County, Texas) and the Southwest corner of this tract.
THENCE; North 09 degrees, 19 minutes, 08 seconds East, along the East line of the Maria del Carmen Moreno Tract, the East line of the Missouri-Pacific Railroad Tract (a tract of land out of tract 154, San Salvador del Tule Grant, according to Deed recorded in Volume 331, Page 454, Deed Records, Hidalgo County, Texas), the East line of the Guerra Brothers Tract (a 2.29 acre tract out of Tract 154, San Salvador del Tule Grant, according to Deed recorded in Volume 1531, Page 176, Deed Records, Hidalgo County, Texas), and the East line of the Hidalgo County Drainage District No.1 Tract (a 238.65 acre tract out of tracts 153 and 154, San Salvador del Tule Grant, according to Special Warranty Deed recorded under County Clerk's Document Number 1971952, Official Records, Hidalgo County, Texas), a distance of 4,211.43 feet to a ½ inch iron rod found on the North line of Tract 154 for the Northwest corner of this tract.
THENCE; South 80 degrees, 09 minutes, 47 seconds East (Map Record: South 80 degrees, 13 minutes East), along the North line of Tract 154 and the South line of the Hidalgo County Drainage District No.1 Tract, a distance of 3,120.64 feet to the POINT OF BEGINNING.*



Exhibit "A"