



HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

PAY MEMO

Jose N. Peña
Director

To: Mr. Ray Eufrazio
Auditor-County of Hidalgo
Attn: Lupita Garza

From: Jose N. Pena
Director
Right of Way Dept.

Date: March 28, 2012

Re: Precinct # 2 Lopezville Park Property
Solida Administradora De Portafolios, S.A.

Mr. Eufrazio,

Attached please find a copy of the settlement statement and a copy of the Deed for the Earnest Money Contract approved by Commissioners Court on December 20, 2011, please issue a check to Valley Land & Title Company in the amount of \$93,166.54 for the closing of this parcel on the above-mentioned project. Recorded documents will be provided to your office soon thereafter filing at the County Clerks office.

Please have this check processed out of Account # _____ as soon as possible.

HOLD CHECK AT COUNTY TREASURERS UNTIL READY TO BE PICKED UP.

Should you have any questions, please feel free to call.

Thanks,
Joe Pena

Approved: Hector "Tito" Palacios
Hector "Tito" Palacios

Approved: Jose N. Pena
Jose N. Pena

PO #	N/A
2-1342-452-00-122-059-0-	719
Req #	N/A

INVOICE RECEIVED BY:
Lupita Garza
3/28/12
GOODS/SERVICES RECEIVED BY:
Hector Palacios
3/28/12

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance	127215		

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 2802 S. Bus. 281 Edinburg, TX 78541	E. Name & Address of Seller Solida Administradora de Portafolios, S. A. de C. V., a Mexico Corporation C/O Solida USA, LLC 100 Savannah, Suite 540 McAllen, TX 78503	F. Name & Address of Lender
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G. Property Location John Closner Et Al Amended, Lot 4, Block 6, Hidalgo County Minnesota Rd. , TX	H. Settlement Agent Name Valley Land Title Co. 612 W. Nolana Ste. #570 McAllen, TX 78504 Tax ID: 20-4064406	I. Settlement Date 4/20/2012 Fund:
	Place of Settlement Valley Land Title Co. 217 W. Cano Edinburg, TX 78539	

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	\$93,000.00	401. Contract Sales Price	\$93,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,194.54	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		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 04/21/12 thru 12/31/12	\$98.70	410. Water District Taxes 04/21/12 thru 12/31/12	\$98.70
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$94,293.24	420. Gross Amount Due to Seller	\$93,098.70
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)	\$750.00
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. Option Fee	\$100.00	506. Option Fee	\$100.00
207.		507. 35% IRS Withholding	\$32,550.00
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/12 thru 04/20/12	\$10.55	511. County property taxes 01/01/12 thru 04/20/12	\$10.55
212. Annual assessments		512. Annual assessments	
213. School property taxes 01/01/12 thru 04/20/12	\$16.15	513. School property taxes 01/01/12 thru 04/20/12	\$16.15
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	\$1,126.70	520. Total Reduction Amount Due Seller	\$33,426.70
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$94,293.24	601. Gross Amount due to seller (line 420)	\$93,098.70
302. Less amounts paid by/for borrower (line 220)	\$1,126.70	602. Less reductions in amt. due seller (line 520)	\$33,426.70
303. Cash From Borrower	\$93,166.54	603. Cash To Seller	\$59,672.00

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price				Borrower's	Seller's
				Funds at	Funds at
				Settlement	Settlement
	\$93,000.00	@ % =	\$0.00		
Division of Commission (line 700) as follows:					
701.	to				
702.	to				
703.	Commission Paid at Settlement			\$0.00	\$0.00
704.	The following persons, firms or	to			
705.	corporations received a portion	to			
706.	of the real estate commission amount	to			
707.	shown above:	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	to			
807.	Assumption Fee	to			
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from 4/20/2012 to 5/1/2012 @ \$0/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 @	\$2.90 per month		
1005.	Annual assessments	months @	per month		
1006.	School property taxes	months @	\$4.44 per month		
1007.	Water District taxes	months @	\$11.81 per month		
1008.	HOA Dues	months @	per month		
1011.	Aggregate Adjustment				
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	Law Office of Michael J. Daley		\$750.00
	(includes above items numbers:)			
1108.	Title insurance	to	Valley Land Title Co.	\$797.00	
	(includes above items numbers:)			
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$93,000.00/\$797.00			
1111.	Escrow fee	to	Valley Land Title Co.	\$300.00	
1112.	State of Texas policy guaranty fee.	to	Valley Land Title Co.-Guaranty Fee Escrow Account	\$2.00	
1113.	Tax Service Fee	to	Hidalgo County Property Tax Service	\$59.54	
1114.	Attorney's Fee	to	Atlas & Hall, LLP		
			POC (B)		
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$36.00 ; Mortgage ; Rel	to Valley Land Title Co.	\$36.00	
1202.	City/county tax/stamps	Deed : Mortgage	to		
1203.	State tax/stamps	Deed : Mortgage	to		
1204.		to			
1300. Additional Settlement Charges					
1301.	Survey	to			
1302.	Pest Inspection	to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$1,194.54	\$750.00

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 proration 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.

County of Hidalgo, Texas

Solida Administradora de Portafolios, S. A. de C. V., a Mexican Corporation

By: Jose N. Pena, Director for Hidalgo County Right-Of-Way Dept.

By: Gregory Allan Harris, Its Attorney In Fact

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.

By: Roberto Alfredo Bichara Talamas, Its Attorney In Fact

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.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE 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.

SPECIAL WARRANTY DEED

DATE: April 20, 2012

GRANTOR: SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN CORPORATION

GRANTOR'S MAILING ADDRESS (including county): 1801 S. 2nd St., McAllen, Hidalgo County, Texas 78503

GRANTEE: COUNTY OF HIDALGO, TEXAS

GRANTEE'S MAILING ADDRESS (including county): P. O. Box 758, Edinburg, Hidalgo County, Texas 78540-0758

CONSIDERATION: TEN AND NO/100THS DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

PROPERTY:

Exhibit "A" attached hereto and made a part hereof for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Exhibit "B" attached hereto and made a part hereof for all purposes.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and heirs to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor but not otherwise.

Grantor has executed and delivered this deed and has granted, bargained, sold and conveyed the Property, and Grantee has accepted this deed and has purchased the Property on an "AS IS, WHERE IS", basis and GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, AS TO THE CONDITION OF THE IMPROVEMENTS LOCATED ON THE PROPERTY, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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

**SOLIDA ADMINISTRADORA DE PORTAFOLIOS,
S.A. DE C.V., A MEXICAN CORPORATION**

BY: _____
GREGORY ALLEN HARRIS, ITS ATTORNEY IN
FACT

BY: _____
ROBERTO ALFREDO BICHARA TALAMAS, ITS
ATTORNEY IN FACT

(Corporate Acknowledgments)

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the _____ day of _____, 2012 by GREGORY ALLEN HARRIS, ATTORNEY IN FACT FOR SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN CORPORATION, ON BEHALF OF SAID CORPORATION.

Notary Public, State of Texas
Notary's Printed Name: _____
Commission Expires: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the _____ day of _____, 2012 by ROBERTO ALFREDO BICHARA TALAMAS, ATTORNEY IN FACT FOR SOLIDA ADMINISTRADORA DE PORTAFOLIOS, S.A. DE C.V., A MEXICAN CORPORATION, ON BEHALF OF SAID CORPORATION.

Notary Public, State of Texas
Notary's Printed Name: _____
Commission Expires: _____

AFTER RECORDING RETURN TO:
County of Hidalgo, Texas
P. O. Box 758
Edinburg, Texas 78540-0758

PREPARED IN THE OFFICE OF:
LAW OFFICE OF MICHAEL J. DALEY, PLLC
1801 S. 2nd St., Suite 370
McAllen, Texas 78503
(112-5399)

EXHIBIT "A"

Legal description of the land:

Being a 4.00 acre tract of land, more or less, out of a 10.00 acre tract out of Lot 4, Block 6, JOHN CLOSNER ET. AL. SUBDIVISION, Hidalgo County, Texas, as per map recorded in Volume 0, Page 4, Map Records of Hidalgo County, Texas. Said 10.00 acre tract is vested to Solida Administrador de Portafolios, S.A. de C.V., a Mexico corporation from Inter National Bank, a national banking association by virtue of a Special Warranty Deed dated November 24, 2010, and recorded in Document No. 2158186, Official Records of Hidalgo County, Texas, Said 4.00-acre tract of land being more particularly described by metes and bounds as follows;

Commencing at a cotton picker spindle found at the Northeast corner of Lot 4, Block 6, John Closner et. al. Subdivision, Thence, South 08 degrees 29 minutes 00 seconds West, with the East line of Lot 4, Block 6, John Closner et. al. Subdivision, a distance of 523.31 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE, continuing South 08 degrees 29 minutes 00 seconds West, with the East line of said Lot 4, Block 6, a distance of 348.87 feet to a No.5 rebar found at the Southeast corner of said 10.00-acre tract for the Southeast corner of this tract of land;

THENCE, North 81 degrees 31 minutes 00 seconds West, with the South line of said 10.00 acre tract, a distance of 499.44 feet to a No. 5 rebar found at the Southwest corner of said 10.00 acre tract for the Southwest corner of this tract of land;

THENCE, North 08 degrees 29 minute 00 seconds East, with the East line of said 10.00 acre tract, a distance of 348.87 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Northwest corner of this tract of land;

THENCE, South 81 degrees 31 minutes 00 seconds East, parallel to the South line of said Lot 4, Block 6, a distance of 499.44 feet to the POINT OF BEGINNING.

EXHIBIT "B"

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Easements and reservations as shown on the map and dedication of John Closner Subdivision, recorded in Volume 0, Page 4, Map Records, Hidalgo County, Texas.

Easement reserved in Deed dated July 1, 1912, recorded in Volume 19, Page 265, Deed Records, Hidalgo County, Texas.

Easement reserved in Deed dated October 5, 1944, recorded in Volume 538, Page 257, Deed Records, Hidalgo County, Texas.

Easement reserved in Deed dated October 5, 1944, recorded in Volume 541, Page 440, Deed Records, Hidalgo County, Texas.

Easement reserved in Deed dated August 14, 1944, recorded in Volume 660, Page 245, Deed Records, Hidalgo County, Texas.

Mineral and/or royalty reservation contained in instruments dated April 17, 1958, recorded in Volume 913, Page 519, Deed Records and instrument filed March 18, 2002 under Document Number 1062905, Official Records of Hidalgo County, Texas.

Oil, Gas, and Mineral Leases dated January 26, 1935, recorded in Volume 17, Page 484, dated March 6, 1954, recorded in Volume 155, Page 252, dated November 8, 1962, recorded in Volume 272, Page 663, Volume 272, Page 665, dated September 13, 1976, recorded in Volume 362, Page 595 and dated September 10, 1976, recorded in Volume 362, Page 598, Oil and Gas Records, Hidalgo County, Texas.

Oil, Gas and Mineral Leases in favor of Samson Lone Star Limited Partnership, filed January 13, 1998, under Document Number 647729, filed March 11, 1998, under Document Number 660813, filed April 7, 1998, under Document Number 667850, filed February 22, 1999, under Document Number 750421; filed May 13, 1999 under Document Number 773520 and filed November 2, 1999 under Document Number 819759, filed January 19, 2001, under Document Number 936916 and filed April 24, 2002, under Document Number 1075946 and filed May 9, 2002 under Document Number 1081272, Official Records, Hidalgo County, Texas.

Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument filed July 14, 2000 under Document Number 888450, filed January 10, 2001 under Document Number 934688 and filed December 18, 2001 under Document Number 1034317, Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Any part thereof lies within canal right of way claimed in fee simple by Hidalgo County Irrigation District No.2

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.

Taxes for the year 2012 and subsequent years which Grantee herein assumes and agrees to pay.