

CLOSING STATEMENT

Date: September 23, 2014
County: HIDALGO COUNTY, TEXAS
Partnership: GUERRA BROTHERS MASTER PARTNERSHIP, a Texas general partnership
Transaction: Exchange of the real properties described in Exhibit "A" (real property being conveyed by County to Partnership ("Tract I")) and Exhibit "A-1" (real property being conveyed by Partnership to County ("Tract II")) attached hereto

AMOUNTS DUE FROM PARTNERSHIP TO COUNTY AT CLOSING:

Advertising costs paid by Partnership (Tract I)	1,296.16
Proration of 2014 Ad Valorem Taxes paid by Partnership (Tract II) (for June 25, 2014 through September 23, 2014)	41.10

LESS COUNTY'S CLOSING EXPENSES:

Title report fee to South Texas Land Investigations (Tract II) (POC)	
Attorney's fees to Atlas, Hall & Rodriguez, LLP (POC)	
Recording fees to Hidalgo County Clerk (Deed on Tract II)	<u>46.00</u>

NET AMOUNT DUE TO COUNTY AT CLOSING: \$1,291.26

PARTNERSHIP'S CLOSING EXPENSES:

Advertising costs to County (Tract I)	1,296.16
Title report fee to South Texas Land Investigations (Tract I) (POC)	
Recording fees to Hidalgo County Clerk (Deed on Tract I (\$38.00); Affidavits on Tract II (\$68.00))	106.00
Tax report fee to Edwards Abstract and Title Co.	85.00
Proration of 2014 Ad Valorem Taxes to County (Tract II) (for June 25, 2014 through September 23, 2014)	<u>41.10</u>

TOTAL AMOUNT DUE FROM PARTNERSHIP AT CLOSING: \$1,528.26

ADDENDUM TO CLOSING STATEMENT

The undersigned hereby acknowledge and agree that:

(1) Atlas, Hall & Rodriguez, LLP has assembled the information for this settlement statement from third parties utilizing the best information available; however, Atlas, Hall & Rodriguez, LLP cannot guarantee the accuracy of any information furnished to it by third parties;

(2) in the event any amount reflected on the settlement statement is insufficient to satisfy the item in full, the responsible party will pay to Atlas, Hall & Rodriguez, LLP in McAllen, Texas such additional amount within five (5) days of a written request for payment;

(3) according to information obtained by Atlas, Hall & Rodriguez, LLP from the title company or from the taxing agencies, all taxes have been paid to all taxing agencies taxing the Property and there are no unpaid taxes on the Property other than those being paid as a part of this transaction, if any;

(4) Atlas, Hall & Rodriguez, LLP may be required to report certain information concerning this transaction to the Internal Revenue Service;

(5) Atlas, Hall & Rodriguez, LLP is authorized to make the expenditures and disbursements reflected in this settlement statement.

The undersigned acknowledge receipt of funds paid directly to the undersigned, or to third parties for the benefit of the undersigned, in the amounts shown on the settlement statement, and the receipt of a copy of the settlement statement.

[SIGNATURE PAGE FOLLOWS]

COUNTY:

HIDALGO COUNTY, TEXAS

By: _____
Ramon Garcia, County Judge

PARTNERSHIP:

GUERRA BROTHERS MASTER
PARTNERSHIP

By: _____
A. R. Guerra, Partner

By: _____
Carlos X. Guerra, Sr., Partner

By: _____
Hector M. Guerra, Partner

By: _____
Carmen E. Yzaguirre, Sr., Partner

By: _____
Gerardo L. Guerra, Sr., Partner