

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 166512	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			
7. <input checked="" type="checkbox"/> Cash Sale.					

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 City of La Villa P.O. Box 60 La Villa, TX 78562	E. Name & Address of Seller Barlin, LTD., a Texas Limited Partnership 107 Laurel Drive Westaco, TX 78596	F. Name & Address of Lender
--	---	-----------------------------

G. Property Location North Capisallo District, Block 2190, 5.00 ac, Hidalgo County Mile 17 N, Westaco, TX 78596	H. Settlement Agent Name Valley Land Title Co. 6013 N, 10th Street McAllen, TX 78504 Tax ID: 20-4064406 Underwritten By: First American Title Guaranty Company	I. Settlement Date 4/21/2020 Fund:
	Place of Settlement Valley Land Title Company 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	\$60,000.00	401. Contract Sales Price	\$60,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,685.00	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		410. Water District Taxes	
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$61,685.00	420. Gross Amount Due to Seller	\$60,000.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess Deposit	
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. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506.	
207. Option Fee		507. Option Fee	
208. Seller paid closing costs		508. Seller paid closing costs	
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		511. County property taxes	
212. Annual assessments		512. Annual assessments	
213. School property taxes		513. School property taxes	
214. Water District Taxes		514. Water District Taxes	
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$60,000.00	@ % = \$0.00	Borrower's Funds at Settlement	Seller's Funds at Settlement
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.	corporation s 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	4/21/2020	to	5/1/2020	@ \$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 @		per month	
1005.	Annual assessments	months @		per month	
1006.	School property taxes	months @		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		to		
1102.	Abstract or title search		to		
1103.	Title examination		to		
1104.	Title insurance binder		to		
1105.	Document preparation		to	TBD	\$300.00
1106.	Notary fees		to		
1107.	Attorney's fees		to		
(includes above items numbers:)					
1108.	Title insurance		to	Valley Land Title Company	\$564.00
(includes above items numbers:)					
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$60,000.00/\$564.00			
1111.	State of Texas Policy Guaranty Fee		to	Valley Land Title Company Guaranty Fee Escrow Account	\$2.00
1112.	Escrow Fee		to	Valley Land Title Company	\$700.00
1113.	Tax Service Fee		to	Hidalgo County Property Tax Service	\$55.00
1114.	Courier/Overnight Fee		to	Valley Land Title Company	
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$64.00 ; Mortgage ; Rel		to Valley Land Title Company	\$64.00
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		
1303.	County, City and School Taxes		to		
1304.	HOA Transfer Fee		to		

Charge to VLTC
GF#166512/PG

WARRANTY DEED

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.

Date: April 21, 2020

Grantor: **BARLIN, LTD., a Texas Limited Partnership**

Grantor's Mailing Address: 107 Laurel Dr.
Weslaco, Texas 78596

Grantee: **CITY OF LA VILLA, TEXAS**

Grantee's Mailing Address: P.O. Box 60
La Villa, Texas 78563

Consideration: **TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration**

Property (including any improvements): A 5.00 acre tract of land being a portion of Farm Tract 2190, NORTH CAPISALLO DISTRICT SUBDIVISION as recorded in Volume 2, Page 7, Map Records, Hidalgo County, Texas also being a portion of that certain Tract III described in Warranty Deed recorded in Document #2232298, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds description as follows:

BEGINNING at a set one-half inch iron rod with a cap labeled "RPLS 4204" being the Northeast corner of said Farm Tract 2190 for the Northeast corner of herein described tract.

THENCE South 619.96 feet along the East line of said Farm Tract 2190 being the centerline of a thirty foot (30.00') County Road (not open) to a set one-half inch iron rod with a cap labeled "RPLS 4204" for the Southeast corner of herein described tract.

THENCE West 579.94 feet parallel to the North line of said Farm Tract 2190 to a set one-half inch iron rod with a cap labeled "RPLS 4204" for the Southwest corner of herein described tract.

THENCE North 266.96 feet parallel to the West line of said Farm Tract 2190 to a found one-half inch iron rod being the Southwest corner of that certain tract described in Warranty Deed recorded in Volume 1981, Page 419, Deed Records, Hidalgo County, Texas, for the most Southerly Northwest corner of herein described tract.

THENCE East 400.00 feet along the South line of said tract described in Warranty Deed recorded in Volume 1981, Page 419, Deed Records, Hidalgo County, Texas, being parallel to the North line of said Farm Tract 2190 to a found one-half inch iron rod being the Southeast corner of said tract described in Warranty Deed recorded in Volume 1981, Page 419, Deed Records, Hidalgo County, Texas, for an interior corner of herein described tract.

THENCE North 350.00 feet along the East line of said tract described in Warranty Deed recorded in Volume 1981, Page 419, Deed Records, Hidalgo County, Texas, being parallel to the East line of said Farm Tract 2190 to a set one-half inch iron rod with a cap labeled "RPLS 4204" on the North line of said Farm Tract 2190 also being the centerline of a thirty foot (30.00') County Road (not open) being the Northeast corner of said tract described in Warranty Deed recorded in Volume 1981, Page 419, Deed Records, Hidalgo County, Texas for the most Northerly Northwest corner of herein described tract.

THENCE East 179.94 feet along said North line of Farm Tract 2190 also being the centerline of a thirty foot (30.00') County Road (not open) to the point of beginning and containing 5.00 acres of land more or less.

5. Mineral and/or royalty reservation contained in deed dated January 11, 2010, filed January 19, 2010 under Document Number 2010-2067567, Official Records of Hidalgo County, Texas.
6. Any claim or allegation that the Property, was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.
7. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
8. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
9. Standby fees, taxes and assessments by any taxing authority for the year 2020, 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.

BARLIN, LTD., a Texas Limited Partnership

**By: BLJDD MANAGEMENT, LLC, a Texas
Limited Liability Company
Its: General Partner**

By: _____
BARRY W. DICKERSON, Manager

By: _____
LINDA R. DICKERSON, Manager

(Acknowledgment)

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on _____, 2020 by **BARRY W. DICKERSON, Manager of BLJDD MANAGEMENT, LLC, a Texas Limited Liability Company, general partner of BARLIN, LTD., a Texas Limited Partnership,** on behalf of said partnership.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS *

COUNTY OF HIDALGO *

This instrument was acknowledged before me on _____, 2020 by **LINDA R. DICKERSON, Manager of BLJDD MANAGEMENT, LLC, a Texas Limited Liability Company, general partner of BARLIN, LTD., a Texas Limited Partnership,** on behalf of said partnership.