A. Settlement Statement

OMB No. 2502-0265

B. Type of Loan

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv Unins 4. ☐ VA 5. ☐ Conv Ins. 6. ☐ Seller Finance 7. ☒ Cash Sale.	6. File Number **GT2403023**	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	E. Name & Address of Seller	F. Name & Address of Lender
Williamson County, Texas **710 Main Street, Suite 101** **Georgetown, TX 78626**	**State of Texas Dept. of Transportation** **6230 East Stassney Ln.** **Austin, TX 78744**	,

G. Property Location	H. Settlement Agent Name	
28.384 Acres, Saul, R., 551, Williamson , County **9500 North Lake Creek Pkwy.** **Austin, TX 78717**	**Longhorn Title Company, LLC** **3613 Williams Drive, Suite 204** **Georgetown, TX 78628 Tax ID: 87-1539426** **Underwritten By: Texan Title Insurance Company**	
	Place of Settlement **Longhorn Title Company** **3613 Williams Drive, Suite 204** **Georgetown, TX 78628**	I. Settlement Date **10/4/2024** 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	**$18,000,000.00**	401. Contract Sales Price	**$18,000,000.00**
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	**$76,874.41**	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. HOA		408. HOA	
109. School property taxes		409. School property taxes	
110. MUD Taxes		410. MUD Taxes	
111. Flood Insurance		411. Flood Insurance	
112.		412.	
113. Survey Reimbursement	**$11,474.50**	413. Survey Reimbursement	**$11,474.50**
114. Appraisal Reimbursement	**$16,750.00**	414. Appraisal Reimbursement	**$16,750.00**
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	**$18,105,098.91**	**420. Gross Amount Due to Seller**	**$18,028,224.50**
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.		507.	
208.		508.	
209. Seller Contribution		509. Seller Contribution	
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. HOA		512. HOA	
213. School property taxes		513. School property taxes	
214. MUD Taxes		514. MUD Taxes	
215. Flood Insurance		515. Flood Insurance	
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)	**$18,105,098.91**	601. Gross Amount due to seller (line 420)	**$18,028,224.50**
302. Less amounts paid by/for borrower (line 220)	**$0.00**	602. Less reductions in amt. due seller (line 520)	**$0.00**
303. Cash From Borrower	**$18,105,098.91**	**603. Cash To Seller**	**$18,028,224.50**

File No. GT2403023

L. Settlement Charges			
700. Total Sales/Broker's Commission based on price $18,000,000.00 @ % = $0.00		Paid From Borrower's Funds at Settlement	Paid From 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 parties, persons, firms or	to		
705. corporations have received a portion of	to		
706. the real estate commission 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		
808. Flood Certification Fee	to		
900. Items Required by Lender To Be Paid in Advance			
901. Interest from **10/4/2024** to **11/1/2024** @ **$0**/day			
902. Mortgage Insurance Premium for months	to		
903. Hazard Insurance Premium for years	to		
904. Flood Insurance for year(s)	to		
905. Windstorm Insurance for year(s)	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. HOA	months @ per month		
1006. School property taxes	months @ per month		
1007. MUD Taxes	months @ per month		
1008. Flood Insurance	months @ per month		
1009. Other Taxes **0**	months @		
1011. Aggregate Adjustment			
1100. Title Charges			
1101. Settlement or closing fee	to **Longhorn Title Company**		
1102. Abstract or title search	to		
1103. Title examination	to		
1104. Title insurance binder	to		
1105. Document preparation	to **Law Office of Kenneth M. Kohl, P.C.**		
1106. Notary fees	to		
1107. Attorney's fees	to **Doyle Law Firm, PLLC**		
(includes above items numbers:	)		
1108. Title insurance	to **Longhorn Title Company**	**$76,147.25**	
(includes above items numbers:	)		
1109. Lender's coverage	**$0.00/$0.00** .		
1110. Owner's coverage	**$18,000,000.00/$76,147.25**		
1111. Escrow fee	to **Longhorn Title Company**	**$600.00**	
1112. State of Texas Policy Guaranty Fee	to **Texas Title Insurance Guaranty Association**	**$2.00**	**$0.00**
1113.	to		
1114. Tax certificates	to **Realty Tax Search, Inc.**	**$50.66**	
1115. Title Premium split 85% to South Land	to **Longhorn Title Company**		
1116. Title Premium split 15% to ______________	to **Texan Title Insurance Company-Premium Remittance**		
1117. E-Recording Fees	to **Longhorn Title Company**	**$3.20**	
1118. Courier Fee	to **Longhorn Title Company**		
1119. Secure Portal Fee	to **Closinglock, Inc.**	**$14.30**	
1200. Government Recording and Transfer Charges			
1201. Recording Fees Deed **$57.00** ; Mortgage ; Rel	to **Longhorn Title Company**	**$57.00**	
1202. City/county tax/stamps Deed ; Mortgage	to		
1203. State tax/stamps Deed ; Mortgage	to		
1204. Additional Recording	to **Longhorn Title Company**		
1205. Doc Prep NTP	to **Texas Real Tax**		
1206. Recording NTP	to **Longhorn Title Company**		
1300. Additional Settlement Charges			
1301. Survey	to		
1302. Pest Inspection	to		
1303. HOA Dues	to		
1304. HOA Statement of Account	to		
1305. HOA Transfer Fee	to		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		**$76,874.41**	

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.

Williamson County, Texas

State of Texas Department of Transportation

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By: Bill Gravell, Jr.
Couinty Judge

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By: Greg Abbott
Governor of Texas

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.