

B. Type of Loan				
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Finance 7. <input checked="" type="checkbox"/> 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 Williamson County, Texas 710 Main Street, Suite 101 Georgetown, TX 78626		E. Name & Address of Seller State of Texas Dept. of Transportation 6230 East Stassney Ln. Austin, TX 78744		F. Name & Address of Lender
G. Property Location 28.384 Acres, Saul, R., 551, Williamson , County 9500 North Lake Creek Pkwy. Austin, TX 78717		H. Settlement Agent Name 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	

L. Settlement Charges						
700. Total Sales/Broker's Commission based on price			\$18,000,000.00	@ % =	\$0.00	Paid From
Division of Commission (line 700) as follows:						Borrower's
701.		to				Funds at
702.		to				Settlement
703. Commission Paid at Settlement						\$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
1113.			to			\$0.00
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.

By: Bill Gravell, Jr.
County Judge

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.	

Valerie Covey

By: Valerie Covey
County Commissioner

By: Greg Abbott
Governor of Texas

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Previous Editions are Obsolete

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