A. Settlement Statement

D. Type of Loan				
 □ FHA 2. □ FmHA 3. □ Conv Unins □ VA 5. □ Conv Ins. 6. □ Seller Finance □ Cash Sale. 	6. File Number GT2403023	7. Loan Number	er 8. Mortgage I	ns Case Number
C. Note: This form is furnished to give you a statemer "(p.o.c.)" were paid outside the closing; they D. Name & Address of Borrower Williamson County, Texas 710 Main Street, Suite 101 Georgetown, TX 78626		national purposes and are Seller Transportation		
G. Property Location 28.384 Acres, Saul, R., 551, Williamson, County 2500 North Lake Creek Pkwy. Austin, TX 78717		H. Settlement Agent Nan Longhorn Title Compa 3613 Williams Drive, St Georgetown, TX 78628	ny, LLC uite 204	
		Place of Settlement Longhorn Title Compa 3613 Williams Drive, S Georgetown, TX 7862	any Suite 204	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 D	ue to Seller	
101. Contract Sales Price	\$18,000,000.00	401. Contract Sales Pr	rice	\$18,000,000.00
102. Personal Property		402. Personal Property	у	
103. Settlement Charges to borrower	\$76,874.41			
104.		404.		
105.		405.		
Adjustments for items paid by seller in advance			s paid by seller in advance	
106. City property taxes		406. City property tax 407. County property		
107. County property taxes 108. HOA		408. HOA	taxes	
109. School property taxes		409. School property t	2886	
110. MUD Taxes		410. MUD Taxes	uncs	
111. Flood Insurance		411. Flood Insurance		
112.		412.		
113. Survey Reimbursement	\$11,474.50		ement	\$11,474.50
114. Appraisal Reimbursement	\$16,750.00	1		\$16,750.00
115.	Ψ10,720.00	415.		Ψ10,720.00
116.		416.		
120. Gross Amount Due From Borrower	\$18,105,098.91		Oue to Seller	\$18,028,224.50
200. Amounts Paid By Or in Behalf Of Borrower	1 2) 22,22	500. Reductions in Au		1 2,1 2,
201. Deposit or earnest money		501. Excess Deposit	nount 2 ue to sener	
202. Principal amount of new loan(s)		502. Settlement Charg	tes to Seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing Loan(s)		
204. Loan Amount 2nd Lien		504. Payoff of first mo	ortgage loan to	
205.		505. Payoff of second	mortgage loan to	
206.		506.		
207.		507.		
208.		508.		
209. Seller Contribution		509. Seller Contribution	on	
Adjustments for items unpaid by seller		Adjustments for item	s unpaid by seller	
210. City property taxes		510. City property tax	es	
211. County property taxes		511. County property	taxes	
212. HOA		512. HOA		
213. School property taxes		513. School property t	axes	
214. MUD Taxes		514. MUD Taxes		
215. Flood Insurance		515. Flood Insurance		
216.		516.		
217.		517.		
218.		518.		
219. 220 Total Paid Ry/For Rorrower	\$0.00	519.	Amount Due Seller	\$0.00
220. Total Paid By/For Borrower	\$0.00			\$0.00
300. Cash At Settlement From/To Borrower	\$10.10F.000.01	600. Cash At Settleme		d10 000 004 50
301. Gross Amount due from borrower (line 120)	\$18,105,098.91			\$18,028,224.50
302. Less amounts paid by/for borrower (line 220)	\$0.00		amt. due seller (line 520)	\$0.00
303. Cash From Borrower	\$18,105,098.91	603. Cash To Seller		\$18,028,224.50

Settlement Set	00. Total Sales/Broker's Commission based	on price \$18,000,000.00 @ % = \$0.00	Paid From	Paid From
			Borrower's	Seller's
3. Commission Polical and Settlement 50.00 5	01.	to	Funds at	Funds at
S. The following parties; persons, firms or	02.	to		Settlement
S. corporation bave received a partition of	03. Commission Paid at Settlement		\$0.00	\$0
6. the real state commissions shown above. 10				
		to		
2. Load Discouration 5	*			
3. Apprisial For 5	<u> </u>			
4. Credit Report 50 50 50 50 50 50 50 5				
St. Lender's Inspection Free				
8. Margage Insurance Application 10 7. Assungation Pec 10 8. Flood Certification Fec 10 8. Flood Certification Fec 10 9. Items Required by Lender To Be Paid in Advance 1. Interest from 194/2024 to 111/2024 0 \$0 \$0 day 1. Interest from 194/2024 to 111/2024 0 \$0 \$0 day 1. Flood Illustrance Permittin for years 10 4. Flood Illustrance Permittin for years 10 4. Flood Illustrance For year(1) to 10 8. Reserves Deposited With Lender 9. Margage insurance more year(2) to 10 8. Reserves Deposited With Lender 9. Margage insurance more year(2) to 10 8. Carrier permittin for year month 10 8. Flood Insurance months @ per month 10 8. The Carrier permittin for year month 10 8. The Carrier permittin for year month 10 8. The Carrier permittin for year month 10 8. The Islandation 10 9. The Trie insurance binder 10 9. The Insurance peptantion 10 9. The Trie insurance permittin for year year year year year year year yea				
7. Assumption Fies 10 8. Flood Certification for 10 9. Rinns Required by Lender To Be Paid in Advance 9. Rinns Required by Lender To Be Paid in Advance 1. Marchael Free	The state of the s			
S. Fload Certification Fee Increase from 104/2024 to 11/12/024 @ \$0 day Increase from 104/2024 to 11/12/024 @ \$0 day S. Morageage financiance Permitting for months to				
1. Interest from 104/2024 to 111/12024 € 80day 2. Mortages Insurance Premium for years 3. Hizard Insurance Premium for years 4. Flood Insurance for years 4. Flood Insurance for years 5. Windown Insurance for years 6. Windown Insurance 6. Windown Insurance 7. Windown Insurance 7. Windown Insurance 8. Montages insurance 8. Montages insurance 8. Montages insurance 8. Montages insurance 9. M				
2. Morage Insurance Permittin for years to build insurance for year(s) to 5. Windstorm Insurance months @ per month 6. Windstorm Insurance months @ per month 7. Windstorm Insurance months @ per month 7. Windstorm Insurance months @ per month 8. Port month 8. Port month 9. Port	0. Items Required by Lender To Be Paid in	1 Advance		
3. Hazard Insurance Premium for years to 4. Flood Insurance for year(s) to 5. Windstorm Insurance for year(s) to 6. Windstorm Insurance for year(s) to 7. Windstorm Insurance for year(s) to 8. Windstorm Insurance for year(s) to 8. Windstorm Insurance for year(s) to 9. Windstorm Insur	1. Interest from 10/4/2024 to 11/1	1/2024 @ \$0/day		
3. Hazard Insurance Pennium for years to 5. 4. Flood Insurance for year(s) to 5. 5. Windstorm Insurance for year(s) to 5. 5. Windstorm Insurance for year(s) to 5. 6. Reserves Poposited With Lender		•		
5. Windstorm Incurance for year(s) 10. 10. Reserves Deposited With Londer		to		
10.	4. Flood Insurance for year(s)	to		
Description	5. Windstorm Insurance for year(s)	to		
Discrimination Disc	00. Reserves Deposited With Lender			
12. Mortages insurance		months @ per month		
13. City property taxes months @ per month	02. Mortgage insurance			
05. HOA				
10.6. School property taxes		months @ per month		
MUD Taxes	05. HOA	months @ per month		
108. Flood Insurance	06. School property taxes	months @ per month		
99. Other Taxes 0 months @	07. MUD Taxes	months @ per month		
11. Aggregate Adjustment	08. Flood Insurance	months @ per month		
10. Settlement or closing fee	09. Other Taxes	0 months @		
10. Settlement or closing fee	11. Aggregate Adjustment			
02. Abstract or title search 10 03. Title examination 10 04 11 11 12 12 12 13 14 14 14 14 14 14 14	00. Title Charges			
103. Title examination	01. Settlement or closing fee	to Longhorn Title Company		
04. Title insurance binder to 05. Document preparation to Law Office of Kenneth M. Kohl, P.C.	02. Abstract or title search	to		
105. Document preparation	03. Title examination	to		
10. Notary fees 10	04. Title insurance binder	to		
10, Attorney's fees	* *	to Law Office of Kenneth M. Kohl, P.C.		
10 10 10 10 10 10 10 10				
10	-			
10 10 10 10 10 10 10 10			,	
10. Owner's coverage		to Longhorn Title Company	\$76,147.25	
10. Owner's coverage		#0.00/#0.00)	
11. Escrow fee	·			
12. State of Texas Policy Guaranty Fee 10 Texas Title Insurance Guaranty Association			4.00.00	
Association	11. Escrow fee		\$600.00	
13. 14. Tax certificates 15. Realty Tax Search, Inc. \$50.66 15. Title Premium split 85% to South Land 16. Longhorn Title Company	12. State of Texas Policy Guaranty Fee		\$2.00	\$
15. Title Premium split 85% to South Land 16. Title Premium split 15% to 16. Title Insurance 17. E-Recording Fees 16. Longhorn Title Company 18. Courier Fee 16. Longhorn Title Company 19. Secure Portal Fee 16. Longhorn Title Company 16. Secure Portal Fee 16. Longhorn Title Company 16. Secure Portal Fee 16. Longhorn Title Company 16. Secure Portal Fee 16. Longhorn Title Company 16. Secure Portal Fee 16. Longhorn Title Company	13.			
15. Title Premium split 85% to South Land to Longhorn Title Company 16. Title Premium split 15% to to Company-Premium Remittance 17. E-Recording Fees to Longhorn Title Company 18. Courier Fee to Longhorn Title Company 19. Secure Portal Fee to Closinglock, Inc. \$14.30 100. Government Recording and Transfer Charges 101. Recording Fees Deed \$57.00; Mortgage ; Rel to Longhorn Title Company \$57.00 102. City/county tax/stamps Deed; Mortgage to Deed; Mortgag	14. Tax certificates	to Realty Tax Search, Inc.	\$50.66	
16. Title Premium split 15% to to Texan Title Insurance Company-Premium Remittance 17. E-Recording Fees to Longhorn Title Company \$3.20 18. Courier Fee to Longhorn Title Company \$14.30 19. Secure Portal Fee to Closinglock, Inc. \$14.30 100. Government Recording and Transfer Charges 101. Recording Fees Deed \$57.00 ; Mortgage ; Rel to Longhorn Title Company \$57.00 202. City/county tax/stamps Deed ; Mortgage to 0 203. State tax/stamps Deed ; Mortgage to 0 204. Additional Recording to Longhorn Title Company \$57.00 205. Doc Prep NTP to Texas Real Tax 206. Recording NTP to Longhorn Title Company \$57.00 207. Survey to \$57.00 \$57			,,,,,,,	
Company-Premium Remittance 17. E-Recording Fees 10. Longhorn Title Company 18. Courier Fee 10. Longhorn Title Company 19. Secure Portal Fee 10. Closinglock, Inc. 19. Recording Fees 10. Recording Recording 10. Recording Fees 10. Recordin	Title Promium enlit 15% to	Texan Title Insurance		
18. Courier Fee to Longhorn Title Company 19. Secure Portal Fee to Closinglock, Inc. \$14.30 100. Government Recording and Transfer Charges 101. Recording Fees Deed \$57.00; Mortgage; Rel to Longhorn Title Company \$57.00 102. City/county tax/stamps Deed; Mortgage to Deed; Mortgag	10.	Company-Premium Remittance		
19. Secure Portal Fee to Closinglock, Inc. \$14.30 00. Government Recording and Transfer Charges 01. Recording Fees Deed \$57.00; Mortgage; Rel to Longhorn Title Company \$57.00 02. City/county tax/stamps Deed; Mortgage to 0 03. State tax/stamps Deed; Mortgage to 0 04. Additional Recording to Longhorn Title Company 05. Doc Prep NTP to Texas Real Tax 06. Recording NTP to Longhorn Title Company 00. Additional Settlement Charges 01. Survey to 0 02. Pest Inspection to 0 03. HOA Dues to 0 04. HOA Statement of Account to 0 05. HOA Transfer Fee to 0			\$3.20	
Ob. Government Recording and Transfer Charges O1. Recording Fees Deed \$57.00; Mortgage; Rel to Longhorn Title Company \$57.00 O2. City/county tax/stamps Deed; Mortgage to \$0 O3. State tax/stamps Deed; Mortgage to \$0 O4. Additional Recording to Longhorn Title Company \$05. Doc Prep NTP to Texas Real Tax \$06. Recording NTP to Longhorn Title Company \$09. Additional Settlement Charges O1. Survey to \$00. Additional Settlement Charges \$00. HOA Dues \$00. HOA Statement of Account to \$00. HOA Statement of Account to \$00. HOA Transfer Fee \$00. HOA Transfer Fee \$00. HOA Transfer Fee \$00. Hoad Trans				
O1. Recording Fees Deed \$57.00; Mortgage; Rel to Longhorn Title Company O2. City/county tax/stamps Deed; Mortgage to O3. State tax/stamps Deed; Mortgage to O4. Additional Recording to Longhorn Title Company O5. Doc Prep NTP to Texas Real Tax O6. Recording NTP to Longhorn Title Company O9. Additional Settlement Charges O1. Survey to O2. Pest Inspection to O3. HOA Dues to O4. HOA Statement of Account to O5. HOA Transfer Fee to			\$14.30	
02. City/county tax/stamps Deed; Mortgage to 03. State tax/stamps Deed; Mortgage to 04. Additional Recording to Longhorn Title Company 05. Doc Prep NTP to Texas Real Tax 06. Recording NTP to Longhorn Title Company 07. Additional Settlement Charges 07. Survey to 07. Pest Inspection to 07. HOA Dues to 07. HOA Statement of Account to 08. HOA Transfer Fee to				
03. State tax/stamps Deed ; Mortgage to 04. Additional Recording to Longhorn Title Company 05. Doc Prep NTP to Texas Real Tax 06. Recording NTP to Longhorn Title Company 09. Additional Settlement Charges 01. Survey to 02. Pest Inspection to 03. HOA Dues to 04. HOA Statement of Account to 05. HOA Transfer Fee to			\$57.00	
04. Additional Recording to Longhorn Title Company 05. Doc Prep NTP to Texas Real Tax 06. Recording NTP to Longhorn Title Company 09. Additional Settlement Charges 01. Survey to 02. Pest Inspection to 03. HOA Dues to 04. HOA Statement of Account to 05. HOA Transfer Fee to 05. HOA Transfer Fee to 06. Texas Real Tax 08. Recording NTP to Longhorn Title Company 09. Additional Settlement Charges 09. Additional Settl	7 7 1			
05. Doc Prep NTP to Texas Real Tax 06. Recording NTP to Longhorn Title Company 00. Additional Settlement Charges				
06. Recording NTP to Longhorn Title Company 00. Additional Settlement Charges				
00. Additional Settlement Charges 01. Survey to 02. Pest Inspection to 03. HOA Dues to 04. HOA Statement of Account to 05. HOA Transfer Fee to	-			
01. Survey to 02. Pest Inspection to 03. HOA Dues to 04. HOA Statement of Account to 05. HOA Transfer Fee to		to Longhorn Title Company		
02. Pest Inspection to 03. HOA Dues to 04. HOA Statement of Account to 05. HOA Transfer Fee to		40		
03. HOA Dues to 04. HOA Statement of Account to 05. HOA Transfer Fee to				
04. HOA Statement of Account to 05. HOA Transfer Fee to	<u> </u>			
05. HOA Transfer Fee to				
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ways corofully reviewed the HID 1 Settlement Statement and to the best of my knowledge and belief it is a true and accurate statement of all receipts and	0.11	Control of the contro		

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.

	State of Texas Department of Transportation
By: Bill Gravell, Jr. Couinty 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.	Governor or Texas
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.	

Williamson County, Texas

	State of Texas Department of Transportation
/alerie Covey	
By: Valerie Covey Couinty Commissioner	
	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 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.	

Previous Editions are Obsolete

Williamson County, Texas

Page 2

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