

**B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 0920831-COM	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.

<b>D. Name &amp; Address of Borrower</b> City of Austin 2716 Spirit of Texas Dr #113 Austin, TX 78719	<b>E. Name &amp; Address of Seller</b> SH71 Partners LP 3007 Westlake Dr Austin, TX 78746-1906	<b>F. Name &amp; Address of Lender</b>
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<b>G. Property Location</b> 6.391 acres in Lot A & B, Flow Addition & N 379.61' of S 499.61' of Lot 1, Gregg & Bryan Addition Travis County, TX 2707 E State Hwy 71 Austin, TX 78617	<b>H. Settlement Agent Name</b> Independence Title Company 9442 Capital of Texas Hwy Bldg. 2, Suite 200 Austin, TX 78759 Tax ID: 47-0951111 Underwritten By: Chicago	<b>I. Settlement Date</b> 8/5/2011 Fund:
	<b>Place of Settlement</b> Independence Title Company 9442 Capital of TX Hwy, Bldg 2, Ste 200 Austin, TX 78759	

**J. Summary of Borrower's Transaction**      **K. Summary of Seller's Transaction**

<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price	\$2,985,000.00	401. Contract Sales Price	\$2,985,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$14,712.80	403.	
104.		404.	
105.		405.	
<b>Adjustments for Items paid by seller in advance</b>		<b>Adjustments for Items paid by seller in advance</b>	
106. Property taxes		406. Property taxes	
107. City property taxes		407. City property taxes	
108. County property taxes		408. County property taxes	
109. School property taxes		409. School property taxes	
110. HOA Dues		410. HOA Dues	
111. MUD Taxes		411. MUD Taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$2,999,712.80</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$2,985,000.00</b>
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$2,002.16
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Deposit to Escrow Account	\$200,000.00
205.		505. Payoff American Bank of Commerce	\$1,062,937.03
206.		506. 2011 Prorated Taxes	\$10,990.55
207.		507. Escrow for Mobile Homes	\$180,000.00
208. August Prorated Rent	\$9,456.46	508. August Prorated Rent	\$9,456.46
209.		509.	
<b>Adjustments for Items unpaid by seller</b>		<b>Adjustments for Items unpaid by seller</b>	
210. Property taxes		510. Property taxes	
211. City property taxes		511. City property taxes	
212. County property taxes		512. County property taxes	
213. School property taxes		513. School property taxes	
214. HOA Dues		514. HOA Dues	
215. MUD Taxes		515. MUD Taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>\$9,456.46</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$1,465,386.20</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross Amount due from borrower (line 120)	\$2,999,712.80	601. Gross Amount due to seller (line 420)	\$2,985,000.00
302. Less amounts paid by/for borrower (line 220)	\$9,456.46	602. Less reductions in amt. due seller (line 520)	\$1,465,386.20
303. <b>Cash From Borrower</b>	<b>\$2,990,256.34</b>	603. <b>Cash To Seller</b>	<b>\$1,519,613.80</b>

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

**L. Settlement Charges**

700. Total Sales/Broker's Commission based on price			\$2,985,000.00	@ % = \$0.00	Paid From	Paid From
Division of Commission (line 700) as follows:					Borrower's	Seller's
					Funds at	Funds at
					Settlement	Settlement
701.	to					
702.	to					
703. Commission Paid at Settlement					\$0.00	\$0.00
704. The following persons, firms or	to					
705. corporations received a portion	to					
706. of the real estate commission amount	to					
707. shown above:	to					
<b>800. Items Payable in Connection with Loan</b>						
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. Underwriting Fee	to					
808. Flood Cert Fee	to					
809. Processing Fee	to					
810. Tax Services	to					
<b>900. Items Required by Lender To Be Paid in Advance</b>						
901. Interest from 8/5/2011 to 9/1/2011 @ \$0/day						
902. Mortgage Insurance Premium for months	to					
903. Hazard Insurance Premium for years	to					
904. 2nd Lien Interest	to					
<b>1000. Reserves Deposited With Lender</b>						
1001. Hazard insurance	months @		per month			
1002. Mortgage insurance	months @		per month			
1003. Property taxes	months @		per month			
1004. City property taxes	months @		per month			
1005. County property taxes	months @		per month			
1006. School property taxes	months @		per month			
1007. MUD Taxes	months @		per month			
1008. HOA Dues	months @		per month			
1011. Aggregate Adjustment						
<b>1100. Title Charges</b>						
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					
1106. Notary fees	to					
1107. Attorney's fees	to	Bartlett & Schober, P.C.				\$1,962.66
(includes above items numbers: )						
1108. Title insurance	to	Independence Title Company			\$14,363.00	
(includes above items numbers: )						
1109. Lender's coverage		\$0.00/\$0.00				
1110. Owner's coverage		\$2,985,000.00/\$14,363.00				
1111. Escrow fee	to	Independence Title Company			\$250.00	
1112. State of Texas Policy Guaranty Fee	to	Texas Title Insurance Guaranty Assoc			\$5.00	\$0.00
1113. Courier/Overnight Fees	to	Independence Title Company				
1114. e-Recording	to	Independence Title Company			\$3.50	\$3.50
<b>1200. Government Recording and Transfer Charges</b>						
1201. Recording Fees	Deed \$48.00 ; Mortgage ; Rel \$36.00		to Independence Title Company		\$48.00	\$36.00
1202. City/county tax/stamps	Deed ; Mortgage		to			
1203. State tax/stamps	Deed ; Mortgage		to			
1204. Reimburse for Resale Certificate	to	Independence Title Company				
<b>1300. Additional Settlement Charges</b>						
1301. Survey	to					
1302. Pest Inspection	to					
1303. HOA Transfer Fee	to					
1304. Home Warranty	to					
1305. Property Taxes	to					
1306. Tax Certificate	to	Texas Real Tax Services, Ltd.			\$43.30	
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>					<b>\$14,712.80</b>	<b>\$2,002.16</b>

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.

CITY OF AUSTIN

By Lauraine Rizer  
Name LAURAINÉ RIZER  
Title OFFICER OF REAL ESTATE SERVICES

SH 71 PARTNERS, LP  
a Texas limited partnership  
By: JHB/GPI, Inc.  
General Partner  
By: John H. Biggar  
John H. Biggar, President

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.

James P. Smith  
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.