

**A. Settlement Statement**

**B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number <b>2544196-KFO</b>	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 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 <b>Travis County, a political subdivision of the State of Texas P O BOX 1088 Austin, TX 78767-1088</b>	E. Name & Address of Seller <b>Hays County Consolidated Independent School District, an independent school district and political subdivision of the State of Texas 21003 IH 35 Kyle, TX 78640</b>	F. Name & Address of Lender
---	---	-----------------------------

G. Property Location <b>2.033 Acres, WM Porter Sur 6, No. 599, Travis County part of South Turnersville Road Buda, TX 78610</b>	H. Settlement Agent Name <b>Independence Title 5900 Shepherd Mountain Cove, Bldg 2, Ste. 200 Austin, TX 78730 Tax ID: 99-3883811 Underwritten By: Title Resources Guaranty Company</b>	I. Settlement Date <b>3/25/2026 Fund: 3/25/2026</b>
	Place of Settlement <b>Independence Title 203 W. Main Street, Suite A Pflugerville, TX 78660</b>	

<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price		401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower		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>\$0.00</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$0.00</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)	<b>\$1,204.50</b>
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff to to	
205.		505. Payoff to to	
206.		506.	
207.		507.	
208.		508.	
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>\$0.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$1,204.50</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)	<b>\$0.00</b>	601. Gross Amount due to seller (line 420)	<b>\$0.00</b>
302. Less amounts paid by/for borrower (line 220)	<b>\$0.00</b>	602. Less reductions in amt. due seller (line 520)	<b>\$1,204.50</b>
<b>303. Cash Borrower</b>	<b>\$0.00</b>	<b>603. Cash From Seller</b>	<b>\$1,204.50</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.

<b>L. Settlement Charges</b>				Paid From	Paid From
<b>700. Total Sales/Broker's Commission based on price</b>		<b>\$0.00</b>	<b>@ % = \$0.00</b>	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			<b>\$0.00</b>	<b>\$0.00</b>
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	<b>3/25/2026</b>	to	<b>4/1/2026</b>	@ <b>\$0/day</b>
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		
(includes above items numbers: )					
1108.	Title insurance		to	<b>Independence Title Co.</b>	<b>\$547.00</b>
(includes above items numbers: )					
1109.	Lender's coverage			<b>\$0.00/\$0.00</b>	
1110.	Owner's coverage			<b>\$62,612.57/\$547.00</b>	
1111.	State of Texas Policy Guaranty Fee		to	<b>Texas Title Insurance Guaranty Association</b>	<b>\$0.00 \$2.00</b>
1112.	Escrow Fee		to	<b>Independence Title Co.</b>	<b>\$500.00</b>
1113.	Courier Fee		to	<b>Independence Title Co.</b>	<b>\$25.00</b>
1114.	e-Recording		to	<b>Independence Title Co.</b>	<b>\$4.50</b>
<b>1200. Government Recording and Transfer Charges</b>					
1201.	Recording Fees	Deed <b>\$61.00</b> ; Mortgage ; Rel		to <b>Independence Title Co.</b>	<b>\$61.00</b>
1202.	City/county tax/stamps	Deed ; Mortgage		to	
1203.	State tax/stamps	Deed ; Mortgage		to	
1204.			to		
<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	<b>Texas Real Tax-CertSimple</b>	<b>\$65.00</b>
1307.	MUD Certificate		to	<b>Texas NTP, LLC</b>	
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>					<b>\$1,204.50</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.

Travis County, a political subdivision of the State of Texas

Hays County Consolidated Independent School District, an independent school district and political subdivision of the State of Texas

By: \_\_\_\_\_  
Cynthia C. McDonald, County Executive

By: \_\_\_\_\_  
Byron Severance, Board 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.

\_\_\_\_\_  
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.

Previous Editions are Obsolete

Page 2

form **HUD-1** (3/86)  
Handbook 4305.2