



A. Settlement Statement (HUD-1)

B. Type of Loan

| | | | | | |
|---------------------------------|---------------------------------------|--|-----------------------------------|-------------|--------------------------------|
| 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> RHS | 3. <input type="checkbox"/> Conv. Unins. | 6. File No. 2024-CB-716 | 7. Loan No. | 8. Mortgage Insurance Case No. |
| 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> Conv Ins. | | | | |

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: Fort Bend County, Texas | E. Name & Address of Seller: Michael Duane Surface and Kay L. Surface 5646 Weston Drive Fulshear, TX 77441 | F. Name & Address of Lender: |
| G. Property Location: Bowser Road P16 R430551 Project 20306 Fulshear, TX 77441 | H. Settlement Agent: InFocus Title, LLC Place of Settlement: 5757 Flewellen Oaks Lane 702 Fulshear, TX 77441 | I. Settlement Date: 06/17/2024 Funding Date: 06/17/2024 Disbursement Date: 06/17/2024 |

J. Summary of Borrower's Transaction

| | |
|---|-------------------|
| 100. Gross Amount Due from Borrower | |
| 101. Contract sales price | \$3,394.00 |
| 102. Personal property | |
| 103. Settlement charges to borrower (line 1400) | \$725.94 |
| 104. | |
| 105. | |
| Adjustment for items paid by seller in advance | |
| 106. City/Town Taxes | |
| 107. County Taxes | |
| 108. Assessments | |
| 109. | |
| 110. HOA Dues | |
| 111. | |
| 112. | |
| 120. Gross Amount Due from Borrower | \$4,119.94 |
| 200. Amount Paid by or in Behalf of Borrower | |
| 201. Deposit | |
| 202. Principal amount of new loan(s) | |
| 203. Existing loan(s) taken subject to | |
| 204. | |
| 205. | |
| 206. | |
| 207. | |
| 208. | |
| 209. | |
| Adjustments for items unpaid by seller | |
| 210. City/Town Taxes | |
| 211. County Taxes | |
| 212. Assessments | |
| 213. MUD/LID Taxes | |
| 214. | |
| 215. | |
| 216. | |
| 217. | |
| 218. | |
| 219. | |
| 220. Total Paid by/for Borrower | |
| 300. Cash at Settlement from/to Borrower | |
| 301. Gross amount due from borrower (line 120) | \$4,119.94 |
| 302. Less amounts paid by/for borrower (line 220) | |
| 303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower | \$4,119.94 |

K. Summary of Seller's Transaction

| | |
|---|-------------------|
| 400. Gross Amount Due to Seller | |
| 401. Contract sales price | \$3,394.00 |
| 402. Personal property | |
| 403. | |
| 404. | |
| 405. | |
| Adjustment for items paid by seller in advance | |
| 406. City/Town Taxes | |
| 407. County Taxes | |
| 408. Assessments | |
| 409. | |
| 410. HOA Dues | |
| 411. | |
| 412. | |
| 420. Gross Amount Due to Seller | \$3,394.00 |
| 500. Reductions in Amount Due to Seller | |
| 501. Excess deposit (see instructions) | |
| 502. Settlement charges to seller (line 1400) | |
| 503. Existing loan(s) taken subject to | |
| 504. Payoff of First Mortgage | |
| 505. Payoff of Second Mortgage | |
| 506. | |
| 507. | |
| 508. | |
| 509. | |
| Adjustments for items unpaid by seller | |
| 510. City/Town Taxes | |
| 511. County Taxes | |
| 512. Assessments | |
| 513. MUD/LID Taxes | |
| 514. | |
| 515. | |
| 516. | |
| 517. | |
| 518. | |
| 519. | |
| 520. Total Reduction Amount Due Seller | |
| 600. Cash at Settlement to/from Seller | |
| 601. Gross amount due to seller (line 420) | \$3,394.00 |
| 602. Less reductions in amounts due seller (line 520) | |
| 603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller | \$3,394.00 |

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. 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. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.



InFocus Title
5757 Flewellen Oaks Ln., Suite 702
Fulshear, TX 77441
(P) 346-707-8558 (F) 832-218-2949

PURCHASER CLOSING STATEMENT

Title Company: InFocus Title
GF Number: 2024-CB-716

Purchaser(s): Fort Bend County, Texas
County Project: 20306 P16
FBCAD #: R430551
Sellers(s): Michael Duane Surface and Kay L Surface

PROPERTY: BEING A 0.0143 ACRE (625 SQUARE FEET) OF LAND LOCATED IN THE NOEL F. ROBERTS SURVEY, ABSTRACT NO. 79 AND THE JOHN RANDON LEAGUE, ABSTRACT NO. 76, FORT BEND COUNTY, TEXAS.

Purchaser acknowledges understanding of the disclosures being made by Title Company and affirms the representations made to them by Title Company as indicated on this closing statement. Each such disclosure or representation may jointly benefit both InFocus Title, LLC and its underwriter.

Any numbered item not applying to this transaction may be crossed out.

1. **WAIVER OF INSPECTION:** You may refuse to accept an exception to "Rights of Parties in Possession" in the Owner's Title Policy to be issued. "Rights of Parties in Possession" means one or more persons who are themselves actually physically occupying the Property. Title Company may require an inspection and may charge for reasonable and actual costs to inspect. Title Company may make additional exceptions for matters the inspection reveals. If you initial this paragraph, you waive inspection of the Property and you accept the exception in your Owner's Title Policy.
2. **RECEIPT OF TITLE COMMITMENT:** You acknowledge having received and reviewed a Copy of the Title Commitment issued in connection with this transaction and you understand that your Owner's Title Policy will contain the exceptions set forth in Schedule B of the Title Commitment, and any additional exceptions to title resulting from the documents involved in this transaction.
3. **ACCEPTANCE OF SURVEY:** Buyer has received a copy of the survey of the Property made in connection with this transaction and acknowledges being aware of the matters of conflict, encroachment(s) and/or discrepancies disclosed by the survey.
4. **TAX RENDITION AND EXEMPTIONS:** Although the County Appraisal District (AD) may independently determine Buyer's new ownership and billing address through deed record research, Buyer is still obligated by law to "render" the Property for taxation by notifying the AD of the change in the Property's ownership and of Buyer's proper address for tax billing.
5. **CLOSING DISCLAIMER:** Purchaser understands that the above referenced transaction has not yet "closed". At this time, any change in possession of the property takes place at the PURCHASER OWN RISK. THIS TRANSACTION HAS NOT "CLOSED" UNTIL:

- a.) ALL TITLE REQUIREMENTS ARE COMPLETED TO THE SATISFACTION OF THE TITLE COMPANY;
- b.) ALL NECESSARY DOCUMENTS ARE PROPERLY EXECUTED, REVIEWED AND ACCEPTED BY THE PARTIES TO THIS TRANSACTION, IF ANY AND BY TITLE COMPANY;
- c.) ALL FUNDS ARE COLLECTED AND DELIVERED TO AND ACCEPTED BY THE PARTIES TO WHOM THEY ARE DUE AND ALL NECESSARY DOCUMENTS ARE FILED OF RECORD IN THE APPROPRIATE PUBLIC RECORDS.

I understand that the Purchaser and Title Company in this transaction are relying upon the representation contained herein for issuing title insurance policies thereon and would not do any of the above unless said representations were made.

PURCHASER'S SIGNATURE
Fort Bend County, Texas

By: KP George, County Judge _____ Date _____

TAX AGREEMENT

Title Company: InFocus Title
GF Number: 2024-CB-716

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We, the undersigned, hereby acknowledge that the taxes WERE NOT prorated in the above captioned file at the time of closing.

The Seller(s) acknowledge that they are responsible for all taxes prior to the date of closing. Should it develop at a later date that taxes, other than those collected, are due for prior years, Seller(s) agree to make full settlement to InFocus Title, upon notification.

SELLER recognizes their responsibility for current year taxes. Further, SELLER agrees to contact all taxing authorities to notify them of the change in ownership of subject property to assure proper receipt of future tax notice.

By the execution hereof, Buyer(s) and Seller(s) acknowledge that: (1) the tax information obtained by InFocus Title was procured only for the benefit of InFocus Title and only for the purpose of determining the insurability of the property, (ii) that no party other than InFocus Title is entitled to rely on such information, and (iii) that the tax information and prorations have been provided to the Buyer(s), Seller(s), and Lender(s) as a courtesy only. Buyer and Seller hereby release InFocus Title from all liability and claims for damages resulting from proration of taxes in this transaction.

We agree that InFocus Title shall not be held responsible for such tax prorations in any event.

SELLER(S):

PURCHASER (S):

Michael Duane Surface Date

Fort Bend County, Texas

Kay L. Surface Date

By: KP George, County Judge Date