



PAS Property Acquisition Services , LLC

11/14/12

11-6-12
AGENDA ITEM

46B parcel 47A

Paulette Batts
Executive Assistant
Fort Bend County Engineering
1124 Blume Road
Rosenberg, Texas 77471

Re: Spur 10 (90/10 Project) – Funding Request
Parcel 047A – Douglas Koenig & Linda Koenig

Dear Ms. Batts:

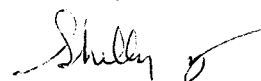
Please find enclosed the following referenced documents for signature and your review:

- Original Check Request
- Original Deed & MOA for County Attorney Review
- Original Title Company Documents/Disclosures:
 - Settlement Statement
 - Waiver of Inspection & Disclosure to Owner
 - Tax Agreement
 - Buyer Correspondence Information Form
 - Info for Real Estate 1099-S Report Filing
 - Affidavit as to Debts, Liens, & Possession

At this time, we ask that the County have the settlement statements and supporting documents executed for processing. Once these agreements are signed and the check requested processed, my office will pick up all documents from you and deliver all original documents along with the check to the title company for closing.

Thank you for your attention to this matter and please contact me at (281) 343-7171 if I can answer any questions or be of further assistance.

Sincerely,


Shelly Johnson
Project Coordinator

Enclosures

*Approved as to
form only by
FBC A/H/g
11/15/12*

11-14-12 copy received

**Right of Way
Invoice Transmittal**

Date		November 14, 2012	
Requested By		Property Acquisition Services	
Project Number			
Road Name		Spur 10	
Parcel #		047A	
Type of Expense		<input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Condemnation <input type="checkbox"/> Litigation Expense <input type="checkbox"/> Pipeline	
Reimbursable Expense		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Agency		TxDOT	
Payee Vendor #		13290	
Payee		Stewart Title Company	
Payee's Address		14100 Southwest Frwy, Ste 200	
Tax ID #		Sugar Land, TX 77478	
Amount of Check		\$476,027.95	
Date Check is Needed By		December 3, 2012	
Closing Date		December 4, 2012	
Return Check To		Paulette @ Engineering	
 Description <p style="text-align: center;">Parcel 047A - Douglas Koenig & Linda Koenig - 0.9881 acres out of A J James Survey, A-37, Ft Bend County, Texas</p>			
 Comments			
 Accounting Unit 100685888 Account 64500			
Activity		P685- ¹³ ROWPURCH Account Category 32000	
Purchase Order Number			
Requires CCT Approval?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Commissioner's Court Approval			
Date		November 6, 2012	
Reviewed by Requestor		Mark Davis	
Reviewed by Co. Attorney		<i>W. K. Davis</i>	
Reviewed by Engineering		<i>Paulette B. W.</i>	
Reviewed by Co. Auditor			

***W-9 required to setup vendor for payment, copy of W-9 sufficient prior to closing with original submitted with closing documents

FORT BEND COUNTY
REQUEST FOR CHECK

Date Requested: November 14, 2012

Check Needed By: December 3, 2012

Fort Bend County P.O. No.: _____

Vendor: **Property Acquisition Services, Inc.**

Address: 19855 Southwest Freeway, Suite 200
Sugar Land, TX 77479
Office (281) 343-7171

Project Location: Spur 10 - 90/10 Project

Payee: Stewart Title Company

Payee's Address: 14100 Southwest Freeway, Suite 200
Sugar Land, TX 77478

Payee's Tax ID/SS #: On File

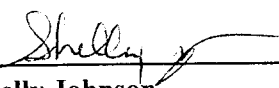
Amount of Check: **\$476,027.95**

Description: Parcel 047A - Douglas Koenig & Linda Koenig - 0.9881 acres
out of A J James Survey, A-37, Ft Bend County, Texas

Comments:

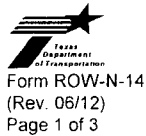
PLEASE RETURN CHECK TO PAULETTE BATTS

Requested By:



Shelly Johnson

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



Parcel 047A

DEED

STATE OF TEXAS

§

ROW CSJ: 0187-05-057

§

COUNTY OF FORT BEND

§

WHEREAS, the Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and

WHEREAS, the Texas Transportation Commission is also authorized under Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **DOUGLAS R. KOENIG & LINDA S. DOLNIK KOENIG** of the County of Fort Bend, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of FOUR HUNDRED SEVENTY THREE THOUSAND ONE HUNDRED SIX Dollars (\$473,106.00) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, hereinafter sometimes referred to as Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas all that certain tract or parcel of land lying and being situated in the County of Fort Bend, State of Texas, more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.

And for the same consideration described above, and upon the same conditions, Grantors do hereby bargain, sell and convey unto the State of Texas that portion of the following improvement(s) located on the remaining property out of which the above-described premises were originally a portion, to wit: (1) Wood Frame Covered Front Porch, and (2) Wood Frame/Brick Veneer Residence .

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" to wit: (1) Vinyl 3-Rail Fencing.

Grantors covenant and agree to remove the above-described improvements from said land within thirty (30) days of closing, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.

N14

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part (herein called Highway Facility), shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof; and Grantors further acknowledge that the design and operation of such Highway Facility requires that rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Highway Facility, shall hereafter be governed by the provisions set out in said Exhibit "A", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the _____ day of _____, 2012.

DOUGLAS R. KOENIG

LINDA S. DOLNIK KOENIG

By: Douglas R. Koenig

By: Linda S. Dolnik Koenig

Acknowledgement

State of Texas

County of _____

This instrument was acknowledged before me this _____ day of _____, 2012 by Douglas R.

Koenig.

Notary Public's Signature

Acknowledgement

State of Texas

County of _____

This instrument was acknowledged before me this _____ day of _____, 2012 by Linda S. Dolnik
Koenig.

Notary Public's Signature

Acknowledgement

State of Texas

County of _____

This instrument was acknowledged before me this _____ day of _____, 2012 by Linda S. Dolnik
Koenig.

Notary Public's Signature

Exhibit A

County: Fort Bend
Highway: Spur 10
Project Limits: U.S. 59 South to S.H. 36
RCSJ: 0187 -05-057

PROPERTY DESCRIPTION FOR PARCEL NO. 47A

Being a 0.9881 of an acre (43,040 square feet) parcel of land, being out of a 1.894 acre remainder of a called 52.73 acre tract, conveyed from W.C. McClellan and Philip R. Hanneman to Douglas R. Koenig and Linda S. Dolnik Koenig, by instrument executed on May 15, 1989 and recorded in Volume 2122, Page 2463 of the Official Records of Fort Bend County, Texas (F.B.C.O.R.) and being out of the A.J. James Survey, Abstract 37, Fort Bend County, Texas and said 0.9881 of an acre parcel, being more particularly described as follows:

COMMENCING, for reference, at a found 1/2-inch iron rod with yellow cap stamped Kalkomey Surveying, marking the north corner of said 1.894 acre remainder and the most westerly corner of a called 51.075 acre tract, conveyed from Douglas R. Koenig and Linda S. Dolnik Koenig to BGM Land Investments, LTD., by instrument executed on October 12, 2006 and recorded under File Number 2006130433 of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), thence as follows:

South $41^{\circ} 52' 59''$ West, along the westerly line of said 1.894 acre remainder of a called 52.73 acre tract, at 62.61 feet, passing the east corner of a called 2.00 acre tract, conveyed from Gilbert Band, et al, to Calvin Band, by instrument executed on September 20, 1989 and recorded in Volume 2156, Page 370 of the F.B.C.O.R. and continuing along the common line of said called 2.00 acre tract and said 1.894 acre remainder, for a total distance of 174.06 feet, to a found 5/8-inch iron rod with TxDOT aluminum disc set by LJA Engineering and Surveying Inc., on the proposed northeasterly right-of-way line of SP 10 (width varies) for the POINT OF BEGINNING, having surface coordinates of;

X=2,978,255.92 (BMB)
Y=13,739,404.88 (BMB)
X=2,978,255.86 (LJA)
Y=13,739,404.93 (LJA)

Exhibit A

- 1) THENCE, South $47^{\circ} 49' 27''$ East, along said proposed northeasterly right-of-way line of SP 10, leaving the southeasterly line of said called 2.00 acre tract and crossing said 1.894 acre remainder, a distance of 225.92 feet, to a set 5/8-inch iron rod with TxDOT aluminum disc, for a corner on the proposed northeasterly right-of-way line of SP 10, being in the southeasterly line of said 1.894 acre remainder and the lower northwesterly line of said called 51.075 acre tract;
- 2) THENCE, South $41^{\circ} 52' 59''$ West, along the common line of said 1.894 acre remainder and said called 51.075 acre tract, at 160.26 feet, pass the existing northeast right-of-way line of Gerken Road (width varies), continuing for a total distance 190.26 feet, to a found PK nail on the southwesterly line of the A.J. James Survey, Abstract 37 and the northeasterly line of the William Leech Survey, Abstract 281, Fort Bend County, Texas, being the lower west corner of said called 51.075 acre tract, and being the south corner of and of the herein described parcel
- 3) THENCE, North $47^{\circ} 57' 12''$ West, along the common survey line of said A.J. James Survey, Abstract 37 and said William Leech Survey, Abstract 281, a distance of 225.91 feet, to a found PK nail, for the west corner of and of the herein described parcel;
- 4) THENCE, North $41^{\circ} 52' 59''$ East, along the northwesterly line of said 1.894 acre remainder at 30.00 feet, pass a found 5/8-inch iron rod, for the south corner of said called 2.00 acre tract, continuing for a total distance of 190.77 feet, 187.62' (LJA), to the POINT OF BEGINNING and containing 0.9881 acres (43,040 square feet) of land of which 0.1556 of one acre (6,777 square feet) is within the existing right-of-way of Gerken Road.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Exhibit A

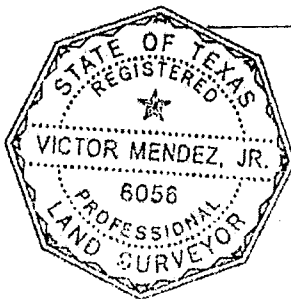
Access will be permitted to the remainder property abutting the highway facility.

(LJA) - Distance as surveyed by LJA in April of 2001

All bearings and coordinates are based on the Texas State Plane Coordinate System North American Datum of 1983 (NAD 83), South Central Zone, with coordinates given in feet tied to Global Positioning Stations (GPS) established from the National Geodetic Survey (NGS) monuments: Sugarland, Wenzel, Nash, Columbia and Angleton. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00013.



7073 San Pedro
San Antonio, Tx. 78216
(210) 494-7223



VICTOR MENDEZ, JR. 6056

Date: 11/7/12

Douglas Koenig & Linda Dolnik Koenig
4515 Gerken Rd.
Rosenberg, TX 77471

County: Fort Bend
District: Houston
Highway No.: Spur 10
ROW CSJ No.: 0187-05-057
Federal Project No.:
Location: US 59 to SH 36 (1.5 Mi. S. of Pleak)
Parcel No.: 047A

Dear Property Owners,

Our negotiations for highway right of way across your property have progressed to the point that you have indicated a willingness to sign a deed in return for payment as agreed to in our previous discussions. It is thought to be in the best interests of both you and the Texas Department of Transportation to confirm this agreement in order to avoid any possible misunderstanding as to the details of the purchase or the process by which the Department will make payment.

Your property consists of 43,040 square feet located at 4515 Gerken Road. The right of way being purchased by the Texas Department of Transportation has been thoroughly explained. The payment of the amount of \$473,106.00 as herein agreed to will constitute full payment to be made by the Texas Department of Transportation for the property to be conveyed to the State. The State and Owner(s) have agreed to the following provisions:

Until payment is made by the State, title and possession of the property to be conveyed remain with you. You shall bear all risk of loss to any and all such property prior to such payment. Either you or the State shall have the right to terminate this agreement.

Additional Clauses:

And for the same consideration described above, and upon the same conditions, Grantors do hereby bargain, sell and convey unto the State of Texas that portion of the following improvement(s) located on the remaining property out of which the above-described premises were originally a portion, to wit: (1) Wood Frame Covered Front Porch, and (2) Wood Frame/Brick Veneer Residence .

Grantors understand and agree that it will be necessary for the State to enter upon their remaining property out of which the above-described property was conveyed for the purpose of removing that portion of the above-described improvement (s) which is located on such Grantors' remaining property. Grantors hereby authorize the State, its agents or assigns, to enter upon such remaining property for the purpose of removing said improvement (s) and expressly waive all damages or claims that may result to the remaining property of the Grantors as a result of such entry and removal of said improvement (s).

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" to wit: (1) Vinyl 3-Rail Fencing.

Grantors covenant and agree to remove the above-described improvements from said land within thirty (30) days of closing, subject, however, to such extensions of time as may be granted by Grantee, its successor and assigns, in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the Grantee, its successors and assigns, forever.

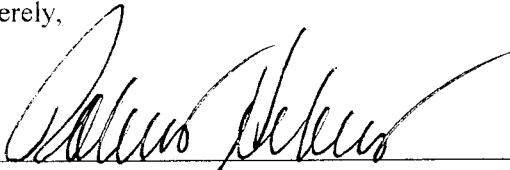
After the date of payment of the purchase price or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by the Texas Department of Transportation. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the Department and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the Department failed to properly determine the eligibility for or the amount of incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the Department's determination on any claim for reimbursement.

The payment of the amount herein stated and the terms provided constitute the only promises, consideration and conditions of this purchase; and, no other promises, consideration or conditions have been signified or implied, save and except any benefits which may accrue to you under the State's Relocation Assistance Program and the mutual benefits to be derived by you and the Texas Department of Transportation from the signing of this agreement.

The State, without cost to you as the owner, will pay the cost of recording all instruments conveying title to the State.

It is suggested that you carefully review the proposed deed and satisfy yourself (-selves) as to its (their) provisions. With your signing of this agreement and execution of the deed, the State will proceed with the issuance of a State warrant, which will be made out jointly to you and to Stewart Title, agent for the State of Texas. This company has been designated as the State's closing agent and is responsible to see that the Texas Department of Transportation obtains clear title. They will not endorse the warrant and make payment until clear title is secured. At the same time, you have the right not to endorse the warrant and accept payment until you are fully satisfied on all details of the transaction.

Sincerely,



Judge Robert E. Hebert
Fort Bend County Judge

11-19-2012

I (We) fully understand the Texas Department of Transportation's proposal as contained in this agreement and hereby acknowledge receipt of the brochure entitled "*Relocation Assistance*." I (We) understand that relocation assistance benefits are handled entirely separate from and in addition to this transaction.

DOUGLAS R. KOENIG

LINDA S. DOLNIK KOENIG

Douglas R. Koenig

Linda S. Dolnik Koenig

SSN

SSN

Date

Date

Exhibit A

County: Fort Bend
Highway: Spur 10
Project Limits: U.S. 59 South to S.H. 36
RCSJ: 0187 -05-057

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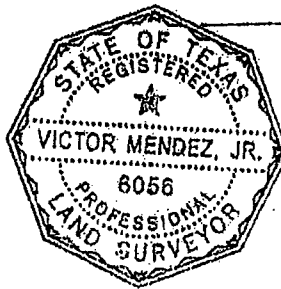
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7073 San Pedro
San Antonio, Tx. 78216
(210) 494-7223



A handwritten signature in black ink, appearing to read 'V. Mendez'.

VICTOR MENDEZ, JR. 6056

A. Settlement Statement		U.S. Department of Housing and Urban Development		OMB Approval No. 2502-0265	
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. <input type="checkbox"/> Other		6. File Number: 1015733047		7. Loan Number:	
		8. Mortgage Insurance 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 "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower:		The State of Texas			
E. Name & Address of Seller:		Douglas Koenig Linda S. Dolnik Koenig			
F. Name & Address of Lender:					
G. Property Location: Spur 10 - Parcel No. 47A Texas Being a 0.9881 acre parcel of land, located in the A.J. James Survey, Abstract 37, Fort Bend County, Texas, and being more particularly described by metes and bounds attached hereto.					
H. Settlement Agent: Stewart Title Company, 14100 Southwest Freeway, Suite 200, Sugar Land, TX 77478, (281)491-7050					
Place of Settlement: 14100 Southwest Freeway, Suite 200, Sugar Land, TX 77478					
I. Settlement Date: 12/4/12		Proration Date: 12/4/12		Disbursement Date: 12/4/12	
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		\$473,106.00	401. Contract sales price		\$473,106.00
102. Personal property			402. Personal property		
103. Settlement charges to borrower (line 1400)		\$2,921.95	403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes			406. City/town taxes		
107. County taxes			407. County taxes		
108. Assessments			408. Assessments		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. Gross Amount Due from Borrower		\$476,027.95	420. Gross Amount Due to Seller		\$473,106.00
200. Amounts Paid by or in Behalf of Borrower			500. Reductions in Amount Due to Seller		
201. Deposit or earnest money			501. Excess deposit (see instructions)		
202. Principal amount of new loan(s)			502. Settlement charges to seller (line 1400)		\$0.00
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of first mortgage loan		
205.			505. Payoff of second mortgage loan		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes			510. City/town taxes		
211. County taxes			511. County taxes		
212. Assessments			512. Assessments		
213.			513.		
214.			514.		
215.			515.		
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)		\$476,027.95	601. Gross amount due to seller (line 420)		\$473,106.00
302. Less amounts paid by/for borrower (line 220)		\$0.00	602. Less reductions in amount due seller (line 520)		\$0.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		\$476,027.95	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller		\$473,106.00

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number.
If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

Douglas Koenig

Linda S. Dolnik Koenig

L. Settlement Charges			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700.	Total Sales/Broker's Commission			
	Division of commission (line 700) as follows:			
701.				
702.				
703.	Commission paid at settlement			
704.				
800.	Items Payable in Connection with Loan			
801.	Loan origination fee			
802.	Loan discount			
803.	Appraisal fee			
804.	Credit report			
805.	Lender's inspection fee			
806.	Mortgage insurance application fee			
807.	Assumption fee			
808.				
809.				
810.				
811.				
812.				
813.				
900.	Items Required by Lender to Be Paid in Advance			
901.	Interest from			
902.	Mortgage insurance premium for			
903.	Hazard insurance premium for			
904.				
905.				
1000.	Reserves Deposited with Lender			
1001.	Hazard insurance			
1002.	Mortgage insurance			
1003.	City property taxes			
1004.	County property taxes			
1005.	Annual assessments			
1006.				
1007.				
1008.				
1009.				
1100.	Title Charges			
1101.	Settlement or closing fee			
1102.	Abstract or title search			
1103.	Title examination			
1104.	Title insurance binder			
1105.	Document preparation			
1106.	Notary fees			
1107.	Attorney's fees to			
	Includes above item numbers.			
1108.	Title Insurance to Stewart Title Company		\$2,835.00	
	Includes above item numbers:			
1109.	Lender's coverage			
1110.	Owner's coverage	\$473,106.00	\$2,835.00	
1111.				
1112.	Tax Certificate to Stewart Title Company		\$64.95	
1113.	Courier Fee to Stewart Title Company		\$20.00	
1114.				
1115.	State Policy Fee to Stewart Title Policy Gty Fee		\$2.00	
1200.	Government Recording and Transfer Charges			
1201.	Recording fees:			
1202.	City/county tax/stamps:			
1203.	State tax/stamps:			
1204.				
1205.				
1206.				
1300.	Additional Settlement Charges			
1301.	Survey			
1302.	Pest inspection			
1303.				
1304.				
1305.				
1306.				
1307.				
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$2,921.95	\$0.00

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

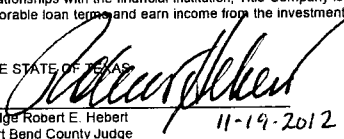
CERTIFICATION:

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 copy of HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender, if any, in this transaction appearing on this HUD-1 Settlement Statement and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

The Company has deposited the earnest money that it has received in a demand deposit account that is federally insured to the maximum extent permitted by law. Demand deposit accounts offer immediately available funds for withdrawal after a check has cleared.

The Company may receive other benefits from the financial institution where the funds are deposited. Based upon the deposit of escrow funds in demand accounts and other relationships with the financial institution, Title Company is eligible to participate in a program offered by the financial institution whereby the Title Company may (i) receive favorable loan terms and earn income from the investment of loan proceeds and (ii) receive other benefits offered by the financial institution.

THE STATE OF TEXAS


Judge Robert E. Hebert
Fort Bend County Judge

11-19-2012

Douglas Koenig_____
Linda S. Doinik Koenig

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Monroe A. Ashworth_____
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.

CERTIFICATION

Seller's and Purchaser's signature hereon acknowledges his/their approval of tax prorations and signifies their understanding that prorations were based on taxes for the preceding year or estimates for the current year, and in the event of any change for the current year, all necessary adjustments must be made between Seller and Purchaser; likewise any default in delinquent taxes will be reimbursed to Title Company by the Seller.

Title Company, in its capacity as Escrow Agent, is and has been authorized to deposit all funds it receives in this transaction in any financial institution, whether affiliated or not. Title Company shall not be liable for any interest or other charges on the earnest money and shall be under no duty to invest or reinvest funds held by it at any time. Seller and Purchasers hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Title Company has or may have other banking relationships and further consent to the retention by Title Company and/or its affiliates of any and all benefits (including advantageous interest rates on loans) Title Company and/or its affiliates may receive from such financial institutions by reason of their maintenance of said escrow accounts.

The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

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 copy of the HUD-1 Settlement Statement.

SELLER(S):

Douglas R. Koenig

Linda S. Dolnik Koenig

PURCHASER (S):

THE STATE OF TEXAS

By: _____

Judge Robert E. Hebert
Fort Bend County Judge

11-19-2012

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

STEWART TITLE

By: _____
Monroe Ashworth, Commercial Escrow Officer
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.

WAIVER OF INSPECTION AND DISCLOSURE NOTICE

RE: Stewart Title of Fort Bend GF No.1015733047

Brief Description of Property:

0.9881 acre tract, more or less, out of the A.J. James Survey, Abstract No. 37, Fort Bend County, Texas

THE UNDERSIGNED BUYER/BORROWER HEREBY ACKNOWLEDGES RECEIPT OF THE FOLLOWING NOTICE FROM STEWART TITLE COMPANY PRIOR TO CLOSING:

1. Waiver of Inspection.

You may refuse to accept an exception to "Rights of Parties in Possession." "Rights of Parties in Possession" means one or more persons who are themselves actually physically occupying the land or a portion thereof under a claim of right which may be adverse to the record owner of the land as shown in Schedule A of the Commitment. The Company may require an inspection and additional charge for reasonable and actual costs to inspect, and may make additional exceptions for matters the inspection reveals. If you do not delete this paragraph, you consent to this exception and waive inspection of the land.

YOU MAY REFUSE TO ACCEPT THIS EXCEPTION BY MARKING OUT THIS PARAGRAPH 1 AND
PAYING THE ADDITIONAL COSTS INVOLVED.

2. Receipt of Commitment.

You acknowledge having received and reviewed a copy of the Title Commitment issued in connection with this transaction. You understand that your Owner Policy will contain the exceptions set forth in Schedule B, and any unresolved items set forth in Schedule C of the Commitment, and any additional exceptions to title resulting from the documents involved in this transaction, and any additional exceptions reflected by an exhibit attached hereto.

3. Survey.

If we have been furnished with a current survey of the subject property acceptable to us, you may request amendment of the "Area and Boundary Exception" to read "Shortages in Area." The Area and Boundary Exceptions is as follows: "Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements." You must furnish a current survey. The survey must be acceptable to the Company. You also must pay an additional premium equal to 15% of the basic premium charge. The Company may make additional exceptions for items shown on the survey.

YOU MAY REQUIRE AMENDMENT OF THE AREA AND BOUNDARY EXCEPTION BY MARKING
OUT THIS PARAGRAPH 3 AND BY COMPLYING WITH ITS PROVISIONS BEFORE COMPLETION
OF THIS CLOSING.

4. Arbitration.

This Paragraph 4 does not apply to the Residential Owner Policy (T-1R), and if applicable the parties must later agree to arbitrate under such policy if the land covers a one to four family residential property or condominium unit.

If this is not residential, as stated above, you may require deletion of the arbitration provision of the Owner Policy. If you do not delete this provision, either you or the Company may require arbitration, if the law allows. There is no charge to delete this provision.

IF YOUR POLICY IS NOT A TEXAS RESIDENTIAL OWNER POLICY (T-1R), YOU MAY REQUIRE DELETION OF THE ARBITRATION PROVISION BY MARKING OUT THIS PARAGRAPH 4.

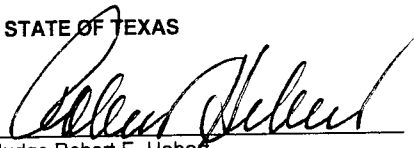
5. Notice.

You may wish to consult an attorney to discuss matters shown in Schedule B and C of the Commitment. These matters will affect your title and use of your land. Your Title Insurance Policy will be a legal contract between you and the Company. The Commitment and Policy are not abstracts of title, title

reports or representations of title. They are contracts of indemnity. We do not represent that your intended use of the property is allowed under the law or in the restrictions on your land.

ACKNOWLEDGED as of November, 19, 2012.

THE STATE OF TEXAS

By: 
Judge Robert E. Hebert
Fort Bend County Judge

TAX AGREEMENT

GF No.:1015733047

Spur 10, Parcel 47A

Brief Description of Property:

0.9881 acre tract, more or less, out of the A.J. James Survey, Abstract No. 37, Fort Bend County, Texas

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 Stewart Title Company, 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 Stewart Title Company was procured only for the benefit of Stewart Title Company and only for the purpose of determining the insurability of the property, (ii) that no party other than Stewart Title Company 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 Stewart Title Company from all liability and claims for damages resulting from proration of taxes in this transaction.

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

SELLER(S):


Douglas R. Koenig

Linda S. Dolnik Koenig

PURCHASER (S):

THE STATE OF TEXAS

By: _____


Judge Robert E. Hebert
Fort Bend County Judge
11-19-2012

STEWART TITLE
BUYER CORRESPONDENCE INFORMATION FORM
GF NO. 1015733047

All correspondence in connection with this transaction should be addressed to:

Property Acquisition Services, Inc.
19855 Southwest Freeway, Suite 200
Sugar Land, Texas 77479
Attention: Shelly Johnson


Is this a temporary address? _____ YES X
NO

If YES, please indicate until what date: NA

PHONE NUMBER: 281-343-7171

E-MAIL ADDRESS: sjohnson@pascorp.net

THE STATE OF TEXAS

By: 

Judge Robert E. Hebert
Fort Bend County Judge

Date: 11-14-2012

INFORMATION FOR REAL ESTATE 1099-S REPORT FILING

As Required by the Internal Revenue Service

SOLICITATION

Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1986, requires the reporting of certain information to the IRS on real estate transactions. The information may also be sent to other third parties. You are required by law to provide Stewart title Company with your correct taxpayer identification number. If you do not provide Stewart Title Company with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

File No. 1015733047

Taxpayer I. D. No. _____

SELLER'S NAME and MAILING ADDRESS

Douglas R. Koenig, Linda S. Dolnik Koenig,

TRANSACTION INFORMATION

Closing Date: _____, _____, 2012

Brief Description of Property:

Being a 0.9881 of an acre (43,040 square feet) parcel of land located in the A. J. James Survey, Abstract 37, Fort Bend County, Texas

Contract Sales Price: \$473,106.00

If multiple Sellers, allocation of sales price amount among the Sellers:

Has the Seller received (or will receive) property (other than cash and consideration treated as cash) or services as part of the consideration for this transaction? _____ (Yes or No)

CERTIFICATION

Under penalty of perjury, I certify that the number shown on this form is my correct Taxpayer Identification Number. I also certify that the other information shown herein is correct. I acknowledge receipt of a copy of this form.

SELLER(S):

Douglas R. Koenig

Linda S. Dolnik Koenig

AFFIDAVIT AS TO DEBTS, LIENS AND POSSESSION

RE: Stewart Title GF No.1015733047

Brief Description of Property:

Being a 0.9881 of an acre (43,040 square feet) parcel of land located in the A. J. James Survey, Abstract 37, Fort Bend County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared
DOUGLAS R. KOENIG AND LINDA S. DOLNIK KOENIG, Owner/Seller(s)

known to me to be the person(s) whose name(s) are subscribed hereto and upon his/her oath deposes and says to his/her knowledge:

1. No proceedings in bankruptcy or receivership have been instituted by or against him/her or the entity which they represent in the subject transaction.

2. If acting in their individual capacity, that there has been no change in their marital status since acquiring the subject property.

3. There exists no unpaid debts for lighting fixture, plumbing, water heaters, air conditioning, kitchen equipment, carpeting, fences, roofing, street paving, or any other form of personal or fixture items that are located on the subject property whether secured by financing statements, security agreements or otherwise, except the following: _____.

4. There are no loans, unpaid judgments, or liens of any kind, including federal and/or state liens, and no unpaid association fees or governmental taxes, charges or assessments of any kind affecting the subject property except: _____.

5. All labor and material costs associated with any improvements on the subject property have been paid, and there are now no claims for unpaid labor or material costs for the construction of improvements affecting the subject property except: _____.

6. There are no leases, contracts to sell the land, rights of first refusal, or parties in possession other than the party making this Affidavit, except for: _____.

7. If this involves a sale, the Seller is not a non-resident alien, foreign corporation, foreign trust, foreign estate or other foreign entity as defined by the Internal Revenue Service. The **Seller's United States Employer's tax identification number or Social Security Number is:** _____. This information may be disclosed to the Internal Revenue Service, and is furnished to the Buyer to inform the Buyer that withholding of tax on this sale is not required under Section 1445 of the Internal Revenue Code.

8. Except as specifically disclosed herein, the party making this Affidavit agrees to pay on demand any and all amounts secured by any liens, claims, or rights which currently apply to the subject property or are subsequently established against the subject property, and which were created by or known to the undersigned, or have an inception date prior to the closing of this transaction and the recording of the deed and mortgage.

9. The party making this Affidavit hereby acknowledges and agrees that the Buyer/Borrower/Purchaser, Lender, and/or Title Company are relying on the truth of the statements and information contained herein, and would not purchase, lend money thereon or issue title policies unless said statements, information and representations were accurately made. If the party for whom I am making this Affidavit is an entity, I hereby represent that I have authority to sign this Affidavit on behalf of such entity.

IT IS SPECIALLY UNDERSTOOD AND AGREED THAT ANY AND ALL SPACES ON THIS FORM THAT I HAVE NOT COMPLETED OR OTHERWISE LEFT BLANK ARE THEREBY INTENDED TO STATE "NONE" OR "NOT APPLICABLE" AS THE CASE MAY BE.

IN WITNESS WHEREOF I/we have signed my/our name(s):

SELLER(S):

•

Douglas R. Koenig

Linda S. Dolnik Koenig

SWORN TO AND SUBSCRIBED before me the undersigned authority, on this _____ day of
_____, 2012.

Notary Public in and for
The State of Texas