

# Sale of TKS LAND

THKSGVG

140010 CAPITAL INT	16,140.03
141000 ADMIN	1,628.67
141010 N/T SALARIES	57,542.92
141019 SUNDRY	31,139.61
141020 TECH SAL	27,866.78
141040 LEGAL SAL	18,651.21
141090 BEBEFITS	16,633.82
143010 ARCH FEES	88,439.59
143060 PERMIT FEES	21,922.25
144050 APPRAISALS	950
144060 LEGAL FEES	33,919.84
145000 SITE PREP 1445-35	352,078.39 ✓
146000 LANDSCAP 1445-40	7,545.15 ✓
TOTAL IMPROVEMENT	674,458.26
140060 1400-05 LAND	94,000.00
THKSGVG TOT LAND & IMPRV	768,458.26

314834.72

GT LAND  
GT IMPRV

3,812,755  
674,458  
4,487,213

210-1111-10-000 999,324.25 ✓

210 - 5232-00-000 230,865.99  
210 - 1400-05-000 408,834.72 ✓  
210 - 1445-35-000 352,078.39 ✓  
210 - 1445-40-000 7,545.15 ✓

LAND

314834.72  
94,000.00  
408,834.72



# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

## B. Type of Loan

1. ☐ FHA 2. ☐ FmHA 3. ☒ Conv Unins  
4. ☐ VA 5. ☐ Conv Ins. 6. ☐ Seller Finance

6. File Number  
08174846

7. Loan Number  
181443

8. Mortgage Ins 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 "(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  
C&Z 168, LLC  
5822 Chamomile Court  
Corpus Christi, TX 78414

E. Name & Address of Seller  
Thanksgiving Homes  
3701 Ayers  
Corpus Christi, TX 78415

F. Name & Address of Lender  
Kleberg Bank, N.A.  
P.O. Box 7669  
Corpus Christi, TX 78467

## G. Property Location

Thanksgiving Homes Addition, Block 1, Lot 1, Corpus Christi, Nueces  
County, Texas  
4801 H Boyd Hall St.  
Corpus Christi, TX 78411  
See Addendum

## H. Settlement Agent Name

Bay Area Title Services, LLC  
5926 S. Staples, Ste A  
Corpus Christi, TX 78413 Tax ID: 27-1315623  
Underwritten By: National Investors Title Insurance Co

Place of Settlement  
Bay Area Title Services, LLC  
5926 S. Staples  
Corpus Christi, TX 78413

I. Settlement Date  
2/28/2018  
Fund: 2/28/2018

## J. Summary of Borrower's Transaction

### 100. Gross Amount Due from Borrower

101. Contract Sales Price	\$1,000,000.00
102. Personal Property	
103. Settlement Charges to borrower	\$15,191.56
104.	
105.	

### Adjustments for items paid by seller in advance

106. City property taxes	
107. County property taxes	
108. School property taxes	
109. Other Taxes	
110.	
111.	
112.	
113.	
114.	
115.	
116.	

120. Gross Amount Due From Borrower \$1,015,191.56

### 200. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or earnest money	\$30,000.00
202. Principal amount of new loan(s)	\$600,000.00
203. Existing loan(s) taken subject to	
204. Loan Amount 2nd Lien	
205.	
206.	
207.	
208.	
209.	

### Adjustments for items unpaid by seller

210. City property taxes	
211. County property taxes	
212. School property taxes	
213. Other Taxes	
214.	
215.	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower \$630,000.00

### 300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120)	\$1,015,191.56
302. Less amounts paid by/for borrower (line 220)	\$630,000.00

## K. Summary of Seller's Transaction

### 400. Gross Amount Due to Seller

401. Contract Sales Price	\$1,000,000.00
402. Personal Property	
403.	
404.	
405.	

### Adjustments for items paid by seller in advance

406. City property taxes	
407. County property taxes	
408. School property taxes	
409. Other Taxes	
410.	
411.	
412.	
413.	
414.	
415.	
416.	

420. Gross Amount Due to Seller \$1,000,000.00

### 500. Reductions in Amount Due to Seller

501. Excess Deposit	
502. Settlement Charges to Seller (line 1400)	\$675.75
503. Existing Loan(s) Taken Subject to	
504. Payoff of first mortgage to loan	
505. Payoff of second mortgage to loan	
506.	
507.	
508.	
509.	

### Adjustments for items unpaid by seller

510. City property taxes	
511. County property taxes	
512. School property taxes	
513. Other Taxes	
514.	
515.	
516.	
517.	
518.	
519.	

520. Total Reduction Amount Due Seller \$675.75

### 600. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420)	\$1,000,000.00
602. Less reductions in amt. due seller (line 520)	\$675.75



L. Settlement Charges							
700. Total Sales/Broker's Commission based on price			\$1,000,000.00	@ % =	\$0.00		
Division of Commission (line 700) as follows:						Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701.		to					
702.		to					
703. Commission Paid at Settlement						\$0.00	\$0.00
704. The following parties, persons, firms or			to				
705. corporations have received a portion of			to				
706. the real estate commission shown above			to				
800. Items Payable in Connection with Loan							
801.	Loan Origination Fee	1%	to	Kleberg Bank, N.A.	\$6,000.00		
802.	Loan Discount	%	to				
803. Appraisal Fee			to	Kleberg Bank f/b/o Tasador, Inc.	\$2,450.00		
804. Credit Report			to				
805. Lender's Inspection Fee			to				
806. Mortgage Insurance Application			to				
807. Assumption Fee			to				
808. Flood Cert			to				
809. Environmental Fee			to	Kleberg Bank, N.A. fbo Vera Check	\$145.00		
810. Flood Servicing Fee			to	Kleberg Bank, N.A. fbo Service Link National Flood	\$7.00		
811. Flood Determination Fee			to	Kleberg Bank, N.A. fbo Service Link National Flood	\$11.00		
900. Items Required by Lender To Be Paid in Advance							
901. Interest from			2/28/2018	to	3/1/2018 @ \$0/day		
902. Mortgage Insurance Premium for			months	to			
903. Hazard Insurance Premium for			years	to			
1000. Reserves Deposited With Lender							
1001. Hazard Insurance			months @	per month			
1002. Mortgage insurance			months @	per month			
1003. City property taxes			months @	per month			
1004. County property taxes			months @	per month			
1005. Assessment Taxes			months @	per month			
1006. School property taxes			months @	per month			
1007. HOA Dues			months @	per month			
1008. Other Taxes			months @	per month			
1009. Windstorm Insurance			0	months @			
1010. Flood Insurance			0	months @			
1011. Aggregate Adjustment					\$0.00		
1100. Title Charges							
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	Anderson2X, PLLC			\$125.00
1106. Notary fees			to				
1107. Attorney's fees			to	Wood, Boykin & Wolter PC	\$450.00		
(includes above items numbers:				)			
1108. Title insurance			to	Bay Area Title Services, LLC	\$5,961.00		
(includes above items numbers:				)			
1109. Lender's coverage			\$600,000.00/\$125.00				
1110. Owner's coverage			\$1,000,000.00/\$5,861.00				
1111. Escrow fee			to	Bay Area Title Services, LLC	\$5.00		\$5.00
1112. GARC Fee			to	Texas Title Insurance Guaranty Association	\$4.50		\$4.50
1113. E-Record Fees			to	Bay Area Title Services, LLC	\$8.00		
1114. Copy Fee			to	Bay Area Tax and Abstract Services, LLC	\$27.06		
1115. Tax Statement			to	Bay Area Tax and Abstract Services, LLC			\$541.25
1116. Tax deletion (MTP & BINDER ONL			to	Bay Area Title Services, LLC	\$20.00		
1117. Not yet due/payable (MTP & BIN			to	Bay Area Title Services, LLC	\$5.00		
1200. Government Recording and Transfer Charges							
1201. Recording Fees			Deed \$23.00 ; Mortgage \$75.00 ; Rel	to Bay Area Title Services, LLC	\$98.00		
1202. City/county tax/stamps			Deed ; Mortgage	to			
1203. State tax/stamps			Deed ; Mortgage	to			
1204. Out of County Recording Fees			to				
1300. Additional Settlement Charges							