

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

6. File Number

7. Loan Number

8. Mortgage Insurance Case Number

Conventional Unins.

Poldrack

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 and Address of Borrower

Melvin Poldrack
Terry Poldrack
6101 FM 1466
Coupland, TX 78615

E. Name and Address of Seller

John W. Denison
Ida Baldwin Estate Denison
Rt. 1, Box 84
Old Glory, TX 79540

F. Name and Address of Lender

G. Property Location

1/6th interest in 621.82 acres in Pedro
Zarza Survey, Abst. 14, Williamson
County, Texas

H. Settlement Agent

Tax ID:

Leland R. Enochs

Place of Settlement

700 North Main

Taylor, TX 76574

Settlement Date

11/ 9/00

J. Summary of Borrower's Transaction

K. Summary of Seller's Transactions

100. Gross Amount Due From Borrower

101. Contract Sales Price	\$88,272.50
102. Personal Property	
103. Settlement charges to borrower(line 1400)	\$3,671.97
104.	
105.	

Adjustments for items paid by seller in advance

106. City/town taxes	to	
107. County taxes	to	
108. Assessments	to	
109. School taxes	to	
110.		
111.		
112.		

120. Gross Amount Due From Borrower

\$91,944.47

200. Amounts Paid By Or In Behalf Of Borrower

201. Deposit or earnest money	\$1,000.00
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	to	
211. County taxes	1/ 1/ 00 to 11/ 9/ 00	\$54.74
212. Assessments	to	
213. School taxes	1/ 1/ 00 to 11/ 9/ 00	\$202.32
214. Granger ISD		\$19.68
215. Wmsn. RFM		\$7.45
216.		
217.		
218.		
219.		

220. Total Paid By/For Borrower

\$1,284.19

300. Cash At Settlement From/To Borrower

301. Gross amount due from borrower	\$91,944.47
302. Less amounts paid by/for borrower	\$1,284.19

303. Cash From Borrower

\$90,660.28

400. Gross Amount Due To Seller

401. Contract Sales Price	\$88,272.50
402. Personal Property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. City/town taxes	to	
407. County taxes	to	
408. Assessments	to	
409. School taxes	to	
410.		
411.		
412.		

420. Gross Amount Due To Seller

\$88,272.50

500. Reductions in Amount Due To Seller

501. Excess Deposit	
502. Settlement charges to seller (line 1400)	\$2,056.53
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	

Adjustments for items unpaid by seller

510. City/town taxes	to	
511. County taxes	1/ 1/ 00 to 11/ 9/ 00	\$54.74
512. Assessments	to	
513. School taxes	1/ 1/ 00 to 11/ 9/ 00	\$202.32
514. Granger ISD		\$19.68
515. Wmsn. RFM		\$7.45
516.		
517.		
518.		
519.		

520. Total Reduction Amount Due Seller

\$2,340.72

600. Cash At Settlement To/From Seller

601. Gross amount due to seller	\$88,272.50
602. Less reductions in amt. due seller	\$2,340.72

603. Cash To Seller

\$85,931.78

You are required by law 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 imposed by law.

CERTIFICATION

Under penalty of perjury, I certify that the number shown on this statement is my correct taxpayer identification number

Seller's Signature

Seller's Signature

Seller's Signature

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price \$88,272.50 @ % =					
Division of Commission (line 700) as follows:					
701.	to				
702.	to				
703. Commission paid at Settlement					
704.					
800. Items Payable in Connection With Loan					
801.	Loan Origination Fee	%			
802.	Loan Discount	%			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805. Lenders Inspection Fee					
806.	Mortgage Insurance Application Fee	to			
807. Assumption Fee					
808.					
809.					
810.					
811.					
900. Items Required By Lender To Be Paid in Advance					
901.	Interest from	to	@	/day	
902.	Mortgage Insurance Premium	for	mos.	to	
903.	Hazard Insurance Premium	for	years	to	
904.			years	to	
905.					
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.	Annual Assessments	months @		per month	
1006.	School taxes	months @		per month	
1007.					
1008. Aggregate Accounting Adjustment					
1100. Title Charges					
1101.	Settlement or closing fee	to Leland R. Enochs		\$150.00	
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 Leland R. Enochs		\$550.00	
(including above items numbers:					
1108.	Title insurance	to Longhorn Title Co., Inc.		\$900.00	
(including above items numbers:					
1109.	Lender's coverage	Premium:			
1110.	Owner's coverage	\$88,272.50	Premium:	\$900.00	
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201.	Recording fees: Deed	\$13.00	Mortgage		\$13.00
1202.	City/county tax/stamps:	Deed		Mortgage	
1203.	State tax/stamps:	Deed		Mortgage	
1204. Recording of probate record, Ida Baldwin Denison Estate					\$29.00
1205.					
1300. Additional Settlement Charges					
1301.	Survey	to R. T. Magness, Jr.		\$1,997.53	\$1,997.53
1302.	Pest inspection	to		\$31.44	
1303.	Tax info			\$30.00	\$30.00
1304. Transmittal Fee					
1305.					
1306.					
1307.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$3,671.97	\$2,056.53

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.

BORROWERS:

SELLERS:

Lomblyne Dorison

NEW

ADDRESS:

ADDRESS:

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent:

Date:

Nonforeign Affidavit - Individual

Date: November 9, 2000

Transferor: JOHN WAYNE DENISON, Individually and as Independent Executor of the Estate of IDA BALDWIN DENISON, deceased

Transferor's Home Address: Route 1, Box 19A, Aspermont, TX 79502, Stonewall County

Transferor's Social Security Number: 75-6510626

Transferee: MELVIN POLDRACK and TERRY POLDRACK

Property (including any improvements):

An undivided one-sixth (1/6th) interest in following:

BEING a 621.82-acre tract of land situated in the Pedro Zarza Survey, Abstract No. 14, Williamson County, Texas, and being more particularly described in Exhibit A attached hereto.

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform Transferee that withholding of tax is not required on my disposition of a U.S. real property interest, I swear on oath that the contents of this affidavit are true.

I am not a nonresident alien for purposes of U.S. income taxation.

I understand that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this affidavit and to the best of my knowledge and belief it is true, correct, and complete.

John Wayne Denison

JOHN WAYNE DENISON, Individually
and as Independent Executor of the
Estate of IDA BALDWIN DENISON,
deceased

Nonforeign Affidavit - Individual

Date: November 9, 2000

Transferor: JOHN WAYNE DENISON, Trustee for the BOB MARSHALL DENISON TRUST

Transferor's Home Address: Rt. 1, Box 19A, Aspermont, TX 79502, Stonewall County

Transferor's Social Security Number: _____

Transferee: MELVIN POLDRACK and TERRY POLDRACK

Property (including any improvements):

An undivided one-sixth (1/6th) interest in following:

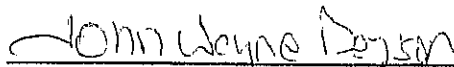
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I am not a nonresident alien for purposes of U.S. income taxation.

I understand that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this affidavit and to the best of my knowledge and belief it is true, correct, and complete.



JOHN WAYNE DENISON, Trustee for the
BOB MARSHALL DENISON TRUST

Job No. 705

24 October, 2000

Field Notes for Marvin Poldrack

BEING a 621.82 acre tract of land situated in the Pedro Zarza Survey, Abstract No. 14, Williamson County, Texas and being the remainder of those certain two tract s of land conveyed by deed to A. L. Bowers and J. F. Bowers of record in Volume 85, Page 57 (called 223.0 acres) and Volume 84, Page 475 (called 876.4 acres) of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of October, 2000 under the supervision of R. T. Magness, Jr., Registered Professional Land Surveyor, and being more particularly described as follows:

BEGINNING at an old iron pipe found in the North line of Farm to Market Road No. 1331 marking the Southeast Corner of said Bowers land , also being the Southwest corner of the Andrew Anderson Estate as described in Probate of record in Volume 70, Page 303 of the Probate Records of Williamson County, Texas, for the Southeast Corner hereof:

THENCE with said North line of Farm to Market Road No. 1331 as follows; around a curve to the left having a radius of 2904.93 feet, a chord of 167.12 feet bearing S 87° 38' 20" W and an arc distance of 167.14 feet to iron pin set at the end of said curve, N 87° 00' W 425.80 feet to iron pin set, N 86° 30' W at 678.24 feet pass Concrete Monument and continuing a total distance of 1204.26 feet to iron pin set, N 3° 30' E 25.00 feet to iron pin set and N 86° 30' W 781.85 feet to iron pin set at the intersection with the East line of Old County Road for the Southwest Corner hereof:

THENCE with said East line of Old County Road N 19° 38' 20" E 3325.93 feet to iron pin set and N 19° 49' 05" E 2027.74 feet to iron pin set marking an Inner Corner of said Bowers tract for an Inner Corner hereof:

THENCE N 70° 03' 10" W 2970.01 feet to iron pipe found marking the Northeast Corner of that certain 139.094 acre tract of land conveyed by Deed to Kenneth W. Beckermann of record in Volume 843, Page 404 of the Deed Records of Williamson son County, Texas, continuing N 71° 16' W 272.44 feet to iron pipe found and continuing S 77° 49' 15" W 1256.46 feet to Bronze Disk found marking the land of the United States of America for the most Westerly Southwest Corner hereof:

THENCE N 3° 43' 10" W 2867.04 feet crossing the San Gabriel River to Bronze Disk found and N 15° 12' 55" E 459.48 feet to iron pipe found marking the Northeast corner of the said United States of America Property, also being the Northwest Corner of the said Bowers property for the Northwest Corner hereof:

THENCE N 85° 40' 55" E 2746.12 feet to iron pin set marking the most Northerly Northeast Corner of said Bowers property, also being an Inner Corner of that certain 373.17 acre tract of land conveyed by Deed to Aaron Thomison of record in Document No. 9818011 of the Official Records of Williamson County, Texas, for the most Northerly Northeast Corner hereof:

THNCE S 4° 13' 20" W 1196.11 feet to iron pin set for an Inner Corner hereof:

THENCE S 64° 16' 40" E 875.00 feet recrossing the said San Gabriel River to iron pipe found and continuing S 64° 46' 40" E 2384.85 feet to iron pin set marking the most Easterly Northeast Corner of said Bowers property for the most Easterly Northeast Corner hereof:

THENCE S 17° 26' 55" E 2915.62 feet to iron pin found and continuing S 19° 51' W 4002.37 feet to the place of BEGINNING and containing 621.82 acres of land.

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, R. T. Magness, Jr., Registered Professional Land Surveyor, do hereby certify that the Field Notes shown hereon accurately represents the property as determined by an on-the-ground survey made under my direction and supervision during the month of October, 2000 of the property legally described hereon and is correct, and there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

TO CERTIFY WHICH, WITNESS my hand and seal at Taylor, Williamson County, Texas, this
the 25th day of October, 2000, A. D.


Registered Public Surveyor, No. 1433
State of Texas

