

FINAL REPORT

As Required by

THE ENDANGERED SPECIES PROGRAM

TEXAS

Grant No. TX E-125-RL

Endangered and Threatened Species Conservation

Whooping Crane Wintering Habitat near Holiday Beach, Calhoun County, Texas

Prepared by:

Jake Herring



Carter Smith  
Executive Director

Clayton Wolf  
Division Director, Wildlife

26 September 2012

FINAL REPORT

STATE: Texas GRANT NUMBER: E - 125-RL

GRANT TITLE: Whooping Crane Wintering Habitat near Holiday Beach, Calhoun County, Texas

REPORTING PERIOD: 1 Jul 2010 to 30 June 2013

OBJECTIVE(S):

To aid in the recovery and delisting of three federally endangered species, three state threatened species, and one species of concern through habitat protection via fee title acquisition on 2 tracts totaling 168 acres currently owned by Texas Resort Company in Aransas County, Texas.

Segment Objectives:

| Procedure  | 2010   | 2011   |
|--|--------|--------|
| 1. Successfully negotiate Option for fee title acquisition   | Summer |        |
| 2. Conduct all due diligence on purchase of Holiday Beach Property   |        | Spring |
| 3. Acquire title from Landowner and secure property through NOGA or other appropriate land conservation method |        | Summer |

Significant Deviation: none.

Summary of Progress: The two tracts of land totaling 178.027 acres, as described in the Project Statement for this grant, were purchased 24 May 2012. Please see Attachment A, Settlement Statement and Summary of Land Costs.

Location: Aransas County, TX

Cost: Costs were not available at time of this report.

Prepared by: Craig Farquhar

Date: 26 September 2012

Approved by:   
C. Craig Farquhar

Date: 26 September 2012

**ATTACHMENT A**

**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<br><b>120220898</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 |                                    |                |                             |

**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<br><b>Coastal Bend Bays &amp; Estuaries Program, Inc., a Texas non-profit corporation exempt<br/>1305 N. Shoreline #205<br/>Corpus Christi, TX 78401</b> | E. Name & Address of Seller<br><b>Tecon Enterprises, Inc.<br/>c/o Texas Resort Company<br/>4144 North Central Expressway, Suite 900<br/>Dallas, TX 75204</b> | F. Name & Address of Lender |
|--|--|-----------------------------|

|  |   |  |
|--|---|--|
| G. Property Location<br><b>HOLIDAY BEACH 71.147 acres, Aransas County, TX<br/><br/>Corpus Christi, TX<br/>See Addendum</b> | H. Settlement Agent Name<br><b>San Jacinto Title Services of Texas, LLC<br/>520 Lawrence Street<br/>Corpus Christi, TX 78401 Tax ID: 32-0027564<br/>Underwritten By: Fidelity</b> | I. Settlement Date<br><b>5/18/2012<br/>Fund: 5/18/2012</b> |
|  | Place of Settlement<br><b>San Jacinto Title - Commerical<br/>520 Lawrence Street<br/>Corpus Christi, TX 78401</b>   |  |

| J. Summary of Borrower's Transaction                   |                     | K. Summary of Seller's Transaction                     |                     |
|--|---------------------|--|---------------------|
| <b>100. Gross Amount Due from Borrower</b>             |                     | <b>400. Gross Amount Due to Seller</b>                 |                     |
| 101. Contract Sales Price                              | <b>\$180,177.36</b> | 401. Contract Sales Price                              | <b>\$180,177.36</b> |
| 102. Personal Property                                 |                     | 402. Personal Property                                 |                     |
| 103. Settlement Charges to borrower                    | <b>\$1,804.00</b>   | 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. City property taxes                               |                     | 406. City property taxes                               |                     |
| 107. County property taxes                             |                     | 407. County property taxes                             |                     |
| 108. School property taxes                             |                     | 408. School property taxes                             |                     |
| 109. H.O.A. Dues/Annual Assessments                    |                     | 409. H.O.A. Dues/Annual Assessments                    |                     |
| 110. Windstorm insurance                               |                     | 410. Windstorm insurance                               |                     |
| 111. Flood Insurance                                   |                     | 411. Flood Insurance                                   |                     |
| 112.   |                     | 412.   |                     |
| 113.   |                     | 413.   |                     |
| 114.   |                     | 414.   |                     |
| 115.   |                     | 415.   |                     |
| 116.   |                     | 416.   |                     |
| <b>120. Gross Amount Due From Borrower</b>             | <b>\$181,981.36</b> | <b>420. Gross Amount Due to Seller</b>                 | <b>\$180,177.36</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>\$27.72</b>      |
| 203.   |                     | 503. Existing Loan(s) Taken Subject to                 |                     |
| 204. Loan Amount 2nd Lien                              |                     | 504.   |                     |
| 205.   |                     | 505.   |                     |
| 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. City property taxes                               |                     | 510. City property taxes                               |                     |
| 211. County property taxes 01/01/12 thru 05/18/12      | <b>\$132.67</b>     | 511. County property taxes 01/01/12 thru 05/18/12      | <b>\$132.67</b>     |
| 212. School property taxes 01/01/12 thru 05/18/12      | <b>\$352.64</b>     | 512. School property taxes 01/01/12 thru 05/18/12      | <b>\$352.64</b>     |
| 213. H.O.A. Dues/Annual Assessments                    |                     | 513. H.O.A. Dues/Annual Assessments                    |                     |
| 214. Windstorm insurance                               |                     | 514. Windstorm insurance                               |                     |
| 215. Flood Insurance                                   |                     | 515. Flood Insurance                                   |                     |
| 216.   |                     | 516.   |                     |
| 217.   |                     | 517.   |                     |
| 218.   |                     | 518.   |                     |
| 219.   |                     | 519.   |                     |
| <b>220. Total Paid By/For Borrower</b>                 | <b>\$485.31</b>     | <b>520. Total Reduction Amount Due Seller</b>          | <b>\$513.03</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>\$181,981.36</b> | 601. Gross Amount due to seller (line 420)             | <b>\$180,177.36</b> |
| 302. Less amounts paid by/for borrower (line 220)      | <b>\$485.31</b>     | 602. Less reductions in amt. due seller (line 520)     | <b>\$513.03</b>     |
| <b>303. Cash From Borrower</b>                         | <b>\$181,496.05</b> | <b>603. Cash To Seller</b>                             | <b>\$179,664.33</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.

**L. Settlement Charges**

| <b>700. Total Sales/Broker's Commission based on price</b>                               |  |                                 | <b>\$180,177.36</b>                   | <b>@ % = \$0.00</b>                      | <b>Paid From</b>  | <b>Paid From</b>  |
|--|--|---------------------------------|---------------------------------------|--|-------------------|-------------------|
| Division of Commission (line 700) as follows:  |  |                                 |                                       |  | <b>Borrower's</b> | <b>Seller's</b>   |
|  |  |                                 |                                       |  | <b>Funds at</b>   | <b>Funds at</b>   |
|  |  |                                 |                                       |  | <b>Settlement</b> | <b>Settlement</b> |
| 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 of the | to                              |                                       |  |                   |                   |
| 706.   | the real estate commission amount      | 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.   | Tax Service Fee                        | to                              |                                       |  |                   |                   |
| 807.   | Flood Certification Fee                | to                              |                                       |  |                   |                   |
| 808.   | Processing Fee                         | to                              |                                       |  |                   |                   |
| 809.   | Assumption Fee                         | to                              |                                       |  |                   |                   |
| 810.   | Funding Fee                            | to                              |                                       |  |                   |                   |
| 811.   | Courier Fee                            | to                              |                                       |  |                   |                   |
| 812.   | Underwriting Fee                       | to                              |                                       |  |                   |                   |
| 813.   |  | to                              |                                       |  |                   |                   |
| 814.   |  | to                              |                                       |  |                   |                   |
| 815.   | Yield Spread Premium                   | to                              |                                       |  |                   |                   |
| <b>900. Items Required by Lender To Be Paid in Advance</b>                               |  |                                 |                                       |  |                   |                   |
| 901.   | Interest from                          | 5/18/2012 to 6/1/2012 @ \$0/day |                                       |  |                   |                   |
| 902.   | Mortgage Insurance Premium for         | months to                       |                                       |  |                   |                   |
| 903.   | Homeowners Insurance Premium for       | years to                        |                                       |  |                   |                   |
| 904.   | Windstorm Insurance Premium            | to                              |                                       |  |                   |                   |
| 905.   | Flood Insurance Premium                | to                              |                                       |  |                   |                   |
| <b>1000. Reserves Deposited With Lender</b>  |  |                                 |                                       |  |                   |                   |
| 1001.  | Homeowners insurance                   | months @                        |                                       | per month                                |                   |                   |
| 1002.  | Homeowner's insurance                  | months @                        |                                       | per month                                |                   |                   |
| 1003.  | Mortgage insurance                     | months @                        |                                       | per month                                |                   |                   |
| 1004.  | County property taxes                  | months @                        | <b>\$29.11</b>                        | per month                                |                   |                   |
| 1005.  | School property taxes                  | months @                        | <b>\$77.38</b>                        | per month                                |                   |                   |
| 1006.  | H.O.A. Dues/Annual Assessments         | months @                        |                                       | per month                                |                   |                   |
| 1007.  | Windstorm insurance                    | months @                        |                                       | per month                                |                   |                   |
| 1008.  | Flood Insurance                        | months @                        |                                       | per month                                |                   |                   |
| 1009.  |  | 0 months @                      |                                       |  |                   |                   |
| 1010.  |  | 0 months @                      |                                       |  |                   |                   |
| 1011.  | Aggregate Adjustment                   |                                 |                                       |  |                   |                   |
| <b>1100. Title Charges</b>   |  |                                 |                                       |  |                   |                   |
| 1101.  | Document preparation fees              | to                              |                                       |  |                   |                   |
| 1102.  | Attorney's fees                        | to                              |                                       |  |                   |                   |
| 1103.  | Copy fee                               | to                              |                                       |  |                   |                   |
| 1104.  | Courier service                        | to                              |                                       |  |                   |                   |
| 1105.  | Overnight delivery service             | to                              |                                       |  |                   |                   |
| 1106.  | Long distance telephone/Fax fees       | to                              |                                       |  |                   |                   |
| 1107.  | Postage fees                           | to                              |                                       |  |                   |                   |
| (includes above items numbers: )   |  |                                 |                                       |  |                   |                   |
| 1108.  | Lender's/Owner's title insurance       | to                              | <b>San Jacinto Title - Commerical</b> |  | <b>\$1,271.00</b> |                   |
| (includes above items numbers: )   |  |                                 |                                       |  |                   |                   |
| 1109.  | Lender's coverage                      |                                 | <b>\$0.00/\$0.00</b>                  |  |                   |                   |
| 1110.  | Owner's coverage                       |                                 | <b>\$180,177.36/\$1,271.00</b>        |  |                   |                   |
| 1111.  | Escrow fee                             | to                              | <b>San Jacinto Title - Commerical</b> |  | <b>\$500.00</b>   |                   |
| 1112.  | State of Texas Policy Guaranty Fee     | to                              | <b>Texas Title Insurance</b>          |  | <b>\$2.00</b>     | <b>\$0.00</b>     |
| 1113.  | Tax certificate                        | to                              | <b>Tax Research Company</b>           |  |                   | <b>\$27.72</b>    |
| <b>1200. Government Recording and Transfer Charges</b>                                   |  |                                 |                                       |  |                   |                   |
| 1201.  | Recording fees                         | Deed \$31.00 ; Mortgage ; Rel   |                                       | to <b>San Jacinto Title - Commerical</b> | <b>\$31.00</b>    |                   |
| 1202.  | Recording fees                         | Deed ; Mortgage                 |                                       | to                                       |                   |                   |
| 1203.  | Recording fees                         | Deed ; Mortgage                 |                                       | to                                       |                   |                   |
| 1204.  |  | to                              |                                       |  |                   |                   |
| <b>1300. Additional Settlement Charges</b>   |  |                                 |                                       |  |                   |                   |
| 1301.  | Survey                                 | to                              |                                       |  |                   |                   |
| 1302.  | Pest Inspection                        | to                              |                                       |  |                   |                   |
| 1303.  | HOA Dues                               | to                              |                                       |  |                   |                   |
| 1304.  | Home Warranty                          | to                              |                                       |  |                   |                   |
| 1305.  |  | to                              |                                       |  |                   |                   |
| 1306.  |  | to                              |                                       |  |                   |                   |
| <b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b> |  |                                 |                                       |  | <b>\$1,804.00</b> | <b>\$27.72</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.

Coastal Bend Bays & Estuaries Program, Inc., a Tax n-profit corporation Tecon Enterprises, Inc.  
exempt

By Robert B. Wallace Jr.  
Its President

By \_\_\_\_\_  
Its \_\_\_\_\_

SETTLEMENT AGENT CERTIFICATION

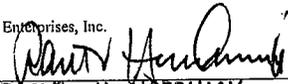
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Janet Allen 5/24/12  
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.

Coastal Bend Bays & Estuaries Program, Inc. ex-empt  
exempt

Tecon Enterprises, Inc.



By ROBERT V. HARDWICK  
Its VICE PRESIDENT

By \_\_\_\_\_  
Its \_\_\_\_\_

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.

Janet Allen 5/24/12  
Settlement Agent Date

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**Addendum to HUD Settlement Statement**

**Section G – Additional Tracts of Land**

HOLIDAY BEACH 106.880 acres, Aransas County, TX

Corpus Christi, TX

## Wildlife and Sport Fish Restoration Program Summary of Land Costs

State : Texas

Grantee: Texas Parks & Wildlife Department

Subgrantee (if applicable): Coastal Bend Bays & Estuaries Program

County(ies): Aransas

Grant No.: TX E-125-RL-1

Grant Title: Endangered Species Recovery Land Acquisition Program

Grant Period: July 1, 2010 - June 30, 2013

| Grant Funding Approved | Federal       | State / Third Party | Total         |
|------------------------|---------------|---------------------|---------------|
| Estimated Costs        | \$ 260,250.00 | \$ 86,750.00        | \$ 347,000.00 |
| Cost Share Percentage  | 75.00%        | 25.00%              | 100%          |

Acquisition Name: Whooping Crane Wintering Habitat, Holiday Beach, Aransas County Texas

Grantor: TECON

Date Acquired:

Acreage: 178.027

Appraised Value: 169,000

| Acquisition Costs (Actual)                    |               |
|---|---------------|
| Purchase Price                                | \$ 180,177.36 |
| Appraisal Costs                               | \$ 11,500.00  |
| Relocation Costs                              | \$ -          |
| Survey Costs                                  | \$ 5,000.00   |
| Closing Costs                                 | \$ 1,318.69   |
| Salaries, Per Diem & Associated Costs         | \$ 4,195.00   |
| In-Kind Match Value                           |               |
| Miscellaneous (including Lands Donated Value) | \$ -          |

| Notes Re: Acquisition Costs   |
|---|
| Additional acreage found in survey vs. what was listed on tax rolls with Aransas County |
| yellow book appraisal + review appraisal  |
|   |
|   |
|   |
| 135 hr x \$27/hr for project manager; 55hr x 10 hr for Executive Director               |
|   |
|   |

|  |               |
|--|---------------|
| <b>TOTAL COST</b>  | \$ 202,191.05 |
| <b>Total Federal Reimbursement (Stewardship Investment)*</b> | \$ 151,643.29 |
| <b>Excess Match**</b>  | \$ -          |

**Instructions**

\* If Total Cost < Total Grant Funding Estimate then fill out actual costs/reimbursement section below. If Total Cost = Total Grant Funding Estimate then same amount. If Total Cost > Total Grant Funding Estimate then place amount from E19 here.

\*\* When Total Cost (actual) > Total Grant Funding Estimate then place difference here.

| Final Grant Costs          | Federal       | State / Third Party | Total         |
|----------------------------|---------------|---------------------|---------------|
| Cost Share Percentage      | 75.00%        | 25.00%              | 100%          |
| Actual Costs/Reimbursement | \$ 151,643.29 | \$ 50,547.76        | \$ 202,191.05 |

Comments: