

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**

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.   6. <input type="checkbox"/> Seller Finance		6. File Number 120220898	7. Loan Number	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 Coastal Bend Bays & Estuaries Program, Inc., a Texas non-profit corporation exempt 1305 N. Shoreline #205 Corpus Christi, TX 78401		E. Name & Address of Seller Tecon Enterprises, Inc. c/o Texas Resort Company 4144 North Central Expressway, Suite 900 Dallas, TX 75204		F. Name & Address of Lender  
G. Property Location  HOLIDAY BEACH 71.147 acres, Aransas County, TX  Corpus Christi, TX See Addendum		H. Settlement Agent Name San Jacinto Title Services of Texas, LLC 520 Lawrence Street Corpus Christi, TX 78401    Tax ID: 32-0027564 Underwritten By: Fidelity		I. Settlement Date 5/18/2012 Fund: 5/18/2012
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	\$180,177.36	401. Contract Sales Price	\$180,177.36	
102. Personal Property		402. Personal Property		
103. Settlement Charges to borrower	\$1,804.00	403.		
104.		404.		
105.		405.		
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance		
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.		
120. Gross Amount Due From Borrower	\$181,981.36	420. Gross Amount Due to Seller	\$180,177.36	
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller		
201. Deposit or earnest money		501. Excess Deposit		
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$27.72	
203.		503. Existing Loan(s) Taken Subject to		
204. Loan Amount 2nd Lien		504.		
205.		505.		
206.		506.		
207.		507.		
208.		508.		
209.		509.		
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller		
210. City property taxes		510. City property taxes		
211. County property taxes    01/01/12 thru 05/18/12	\$132.67	511. County property taxes    01/01/12 thru 05/18/12	\$132.67	
212. School property taxes    01/01/12 thru 05/18/12	\$352.64	512. School property taxes    01/01/12 thru 05/18/12	\$352.64	
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.		
220. Total Paid By/For Borrower	\$485.31	520. Total Reduction Amount Due Seller	\$513.03	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller		
301. Gross Amount due from borrower (line 120)	\$181,981.36	601. Gross Amount due to seller (line 420)	\$180,177.36	
302. Less amounts paid by/for borrower (line 220)	\$485.31	602. Less reductions in amt. due seller (line 520)	\$513.03	
303. Cash From Borrower	\$181,496.05	603. Cash To Seller	\$179,664.33	
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

700. Total Sales/Broker's Commission based on price				\$180,177.36	@ % = \$0.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:							
701.				to			
702.				to			
703. Commission Paid at Settlement						\$0.00	\$0.00
704. The following persons, firms or				to			
705. corporations received a portion of the				to			
706. the real estate commission amount				to			
800. Items Payable in Connection with Loan							
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		
900. Items Required by Lender To Be Paid in Advance							
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	
1000. Reserves Deposited With Lender							
1001. Homeowners insurance				months @	per month		
1002. Homeowner's insurance				months @	per month		
1003. Mortgage insurance				months @	per month		
1004. County property taxes				months @	\$29.11 per month		
1005. School property taxes				months @	\$77.38 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							
1100. Title Charges							
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 San Jacinto Title - Commerical		\$1,271.00	
(includes above items numbers: )							
1109. Lender's coverage				\$0.00/\$0.00			
1110. Owner's coverage				\$180,177.36/\$1,271.00			
1111. Escrow fee				to San Jacinto Title - Commerical		\$500.00	
1112. State of Texas Policy Guaranty Fee				to Texas Title Insurance		\$2.00	\$0.00
1113. Tax certificate				to Tax Research Company			\$27.72
1200. Government Recording and Transfer Charges							
1201. Recording fees		Deed \$31.00 ; Mortgage ; Rel	to San Jacinto Title - Commerical			\$31.00	
1202. Recording fees		Deed ; Mortgage	to				
1203. Recording fees		Deed ; Mortgage	to				
1204.		to					
1300. Additional Settlement Charges							
1301. Survey				to			
1302. Pest Inspection				to			
1303. HOA Dues				to			
1304. Home Warranty				to			
1305.				to			
1306.				to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)						\$1,804.00	\$27.72

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.  
exempt

exempt non-profit corporation

Tecon Enterprises, Inc.

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

By ROBERT V. HARDWICK  
Its VICE PRESIDENT

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.

Previous Editions are Obsolete

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form HUD-1 (3/86)  
Handbook 4305.2

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 Coutny Texas				
Grantor: TECON				
Date Acquired:				
Acreage: 178.027				
Appraised Value: 169,000				

Acquisition Costs (Actual)	Notes Re: Acquisition Costs
Purchase Price	\$ 180,177.36
Appraisal Costs	
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)	\$ -

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

<b>Instructions</b>	
* 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:
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