

**ORDINANCE ANNEXING TERRITORY NO. O-2012-026**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS, INCLUDING THE HEREINAFTER DESCRIBED TERRITORY TO THE EXTRATERRITORIAL JURISDICTION OF CITY OF MAGNOLIA, MONTGOMERY COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID EXTRATERRITORIAL JURISDICTION SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY THAT MAY APPLY WITHIN THE EXTRATERRITORIAL JURISDICTION.**

\* \* \* \* \*

**WHEREAS**, §42.022 of the Texas Local Government Code authorizes the expansion of extraterritorial jurisdiction, subject to the laws of this state.

**WHEREAS**, the procedures prescribed by the Texas Local Government Code and the laws of this state have been duly followed with respect to the following described territory, to wit:

Attached Exhibit A - Montgomery County, 0.870 acre tract situated in Collin McRae Survey, Abstract 375, and

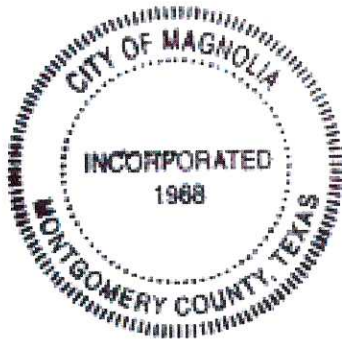
Attached Exhibit B - Montgomery County, approximately 1.330 acre tract, Tract 7, Collin McRae Survey

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAGNOLIA, TEXAS:**

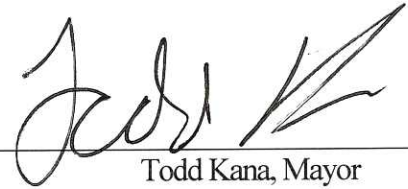
That the heretofore described property is hereby included in the extraterritorial jurisdiction of the City of Magnolia, Montgomery County, Texas, and that the boundary limits of the extraterritorial jurisdiction of the City of Magnolia be and the same are hereby extended to include the above described territory, and the same shall hereafter be included within the extraterritorial jurisdiction of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the extraterritorial jurisdiction of the City of Magnolia and they shall be bound by the acts, ordinances, resolutions, and regulations of said city that may apply within the extraterritorial jurisdiction.

That the City Secretary is hereby directed to file with the County Clerk of Montgomery County, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of all members of the City Council, this the 14<sup>th</sup> day of August, 2012.



THE CITY OF MAGNOLIA, TEXAS

By:   
Todd Kana, Mayor

ATTEST:

  
Lynne George, TRMC, CPM, City Secretary

OMB NO. 2502-0265 

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT		B. TYPE OF LOAN	
<b>SETTLEMENT STATEMENT</b>		1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Cony. Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins	
		6. FILE NUMBER FTH-11-11027299-WT	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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. NAME AND ADDRESS OF BUYER: Montgomery County Hospital District 200 River Point Drive, Suite 200 Conroe, TX 77304		E. NAME AND ADDRESS OF SELLER: Khawaja Azimuddin Family Limited Partnership 17423 Memorial Mills Drive Spring, TX 77379-3737	F. NAME AND ADDRESS OF LENDER:
G. PROPERTY LOCATION: Montgomery County 0.870 acres of land situated in Colin McRae Survey, Abstract 375	H. SETTLEMENT AGENT: Fidelity National Title  PLACE OF SETTLEMENT: 4540 FM 1960 West Houston, TX 77069	I. SETTLEMENT DATE: March 26, 2010  DISBURSEMENT DATE: March 26, 2010	
<b>J. SUMMARY OF BUYER'S TRANSACTION</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION</b>	
<b>100. GROSS AMOUNT DUE FROM BUYER:</b>		<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
101. Contract Sales Price	152,000.00	401. Contract Sales Price	152,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	277.00	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.	
<b>120. GROSS AMOUNT DUE FROM BUYER</b>	<b>152,277.00</b>	<b>420. GROSS AMOUNT DUE TO SELLER</b>	<b>152,000.00</b>
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:</b>		<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
201. Deposit or Earnest Money	500.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	10,652.58
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. Option Fee		507. Option Fee	
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 01/01/10 to 03/27/10	378.48	511. County Taxes 01/01/10 to 03/27/10	378.48
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. TOTAL PAID BY/FOR BUYER</b>	<b>878.48</b>	<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	<b>11,031.06</b>
<b>300. CASH AT SETTLEMENT FROM/TO BUYER:</b>		<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
301. Gross Amount Due From Buyer (Line 120)	152,277.00	601. Gross Amount Due To Seller (Line 420)	152,000.00
302. Less Amount Paid By/For Buyer (Line 220)	( 878.48)	602. Less Reductions Due Seller (Line 520)	( 11,031.06)
<b>303. CASH FROM BUYER</b>	<b>151,398.52</b>	<b>603. CASH TO SELLER</b>	<b>140,968.94</b>



L. SETTLEMENT CHARGES							
700. TOTAL COMMISSION Based on Price	\$	152,000.00	@	6.0000 %	9,120.00		
Division of Commission (line 700) as Follows:							
701. \$ 9,120.00	to	Prostar Properties				PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
702.	to						
703. Commission Paid at Settlement							9,120.00
704.	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. Mortgage Insurance Application Fee		to					
807. Assumption Fee		to					
808.		to					
809.		to					
810.		to					
811.		to					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901. Interest from 03/26/10 to 04/01/10 to	@ \$	/day (6 days @ %)					
902. Mortgage Insurance Premium	for	month to					
903. Hazard Insurance Premium	for	year to					
904. Flood Insurance	for	1.0 year to					
905.		to					
1000. RESERVES DEPOSITED WITH LENDER							
1001. Hazard Insurance	@ \$	per	to				
1002. Mortgage Insurance	@ \$	per	to				
1003. City/Town Taxes	@ \$	per	to				
1004. County Taxes	@ \$	per	to				
1005. Assessments	@ \$	per	to				
1006.	@ \$	per	to				
1007.	@ \$	per	to				
1008. Aggregate Adjustment			to				
1100. TITLE CHARGES							
1101. Settlement or Closing Fee	to	Fidelity National Title			250.00		250.00
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	Kathleen Bradley, P.C.					85.00
1108. Title Insurance	to	Fidelity National Title					1,121.00
1109. Lender's Coverage							
1110. Owner's Coverage	\$	152,000.00	1,121.00				
1111.	to	Fidelity National Title	Endorsement Fees				
1112. Guaranty Fee	to	State of Texas					5.00
1113. Tax Certificate	to	National Tax Net					71.53
1114. Escrow Fee	to	Fidelity National Title					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201. Recording Fees: Deed \$ 27.00; Mortgage ; Releases	to	Fidelity National Title			27.00		
1202. City/County Tax Stamps: Deed ; Mortgage	to						
1203. State Tax/ Stamps: Deed ; Mortgage	to						
1204.	to						
1205.	to						
1300. ADDITIONAL SETTLEMENT CHARGES							
1301. Survey	to						
1302. Pest Inspection	to						
1303. Home Protection Plan	to						
1304.	to						
1305. HOA Dues	to						
1306. HOA Transfer Fee	to						
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)					277.00		10,652.58

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  <b>SETTLEMENT STATEMENT</b>	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. FILE NUMBER: FTH-11-11027298-WT	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 [POC] were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 1.0 398

D. NAME AND ADDRESS OF BUYER: Montgomery County Hospital District 200 River Point Drive, Suite 200 Conroe, TX 77304	E. NAME AND ADDRESS OF SELLER: Robert H Peel 21088 Blue Goose Montgomery, TX 77316-2919	F. NAME AND ADDRESS OF LENDER:
G. PROPERTY LOCATION: Montgomery County Approx 1.330 acres, Tract 7, Collin McRae Survey	H. SETTLEMENT AGENT: Fidelity National Title  PLACE OF SETTLEMENT: 4540 FM 1960 West Houston, TX 77069	I. SETTLEMENT DATE: May 21, 2010  DISBURSEMENT DATE: May 21, 2010

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	79,000.00	401. Contract Sales Price	79,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	250.00	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 BUYER	79,250.00	420. GROSS AMOUNT DUE TO SELLER	79,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or Earnest Money	500.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	5,889.58
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. Option Fee		507. Option Fee	
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 01/01/10 to 05/22/10	82.67	511. County Taxes 01/01/10 to 05/22/10	82.67
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BUYER	582.67	520. TOTAL REDUCTION AMOUNT DUE SELLER	5,972.25
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Buyer (Line 120)	79,250.00	601. Gross Amount Due To Seller (Line 420)	79,000.00
302. Less Amount Paid By/For Buyer (Line 220)	( 582.67)	602. Less Reductions Due Seller (Line 520)	( 5,972.25)
303. CASH FROM BUYER	78,667.33	603. CASH TO SELLER	73,027.75



# L SETTLEMENT CHARGES

00. TOTAL COMMISSION Based on Price	\$ 79,000.00 @ 6.0000 %	4,740.00		
Division of Commission (line 700) as Follows:				
01. \$ 4,740.00	to Prostar Properties		PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
02.	to			
03. Commission Paid at Settlement				4,740.00
04.	to			
100. ITEMS PAYABLE IN CONNECTION WITH LOAN				
101. Loan Origination Fee	% to			
102. Loan Discount	% to			
103. Appraisal Fee	to			
104. Credit Report	to			
105. Lender's Inspection Fee	to			
106. Mortgage Insurance Application Fee	to			
107. Assumption Fee	to			
108.	to			
109.	to			
110.	to			
111.	to			
100. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
101. Interest from 05/21/10 to 06/01/10 to @ \$ /day (11 days @ %)				
102. Mortgage Insurance Premium	for month to			
103. Hazard Insurance Premium	for year to			
104. Flood Insurance	for 1.0 year to			
105.	to			
1000. RESERVES DEPOSITED WITH LENDER				
1001. Hazard Insurance	@ \$ per to			
1002. Mortgage Insurance	@ \$ per to			
1003. City/Town Taxes	@ \$ per to			
1004. County Taxes	@ \$ per to			
1005. Assessments	@ \$ per to			
1006.	@ \$ per to			
1007.	@ \$ per to			
1008. Aggregate Adjustment				
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 Steele, Page & Madeley, PC			75.00
1106. Notary Fees	to			
1107. Attorney's Fees	to			
1108. Title Insurance	to Fidelity National Title			702.00
1109. Lender's Coverage				
1110. Owner's Coverage	\$ 79,000.00 702.00			
1111.	to Fidelity National Title			
1112. Guaranty Fee	to State of Texas			5.00
1113. Tax Certificate	to National Tax Net			71.58
1114. Escrow Fee	to Fidelity National Title		250.00	250.00
1115.	to			
1116.	to			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording Fees: Deed \$ 19.00; Mortgage ; Releases \$ 27.00 to Fidelity National Title				46.00
1202. City/County Tax Stamps: Deed ; Mortgage to				
1203. State Tax Stamps: Deed ; Mortgage to				
1204.	to			
1205.	to			
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey	to			
1302. Pest Inspection	to			
1303. Home Protection Plan	to			
1304. Taxes	to			
1305. HOA Dues	to			
1306. HOA Transfer Fee	to			
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			250.00	5,889.58