

PAY ORDER FORM

PAY TO HOMELAND TITLE

VENDOR 7552 FUND 75

FOR: _____ COUNTY AUDITOR _____

PO# _____ DATE TO PAY 2-14-22 JMK

DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE # <u>PARCEL 13</u>	<u>075-620-557</u>	<u>\$ 97,735.96</u>
INVOICE # <u>CF# 212085</u>		
INVOICE # _____		
INVOICE # _____		
TOTAL		<u>\$ 97,735.96</u>

NOTE: _____

County Auditor _____
Precinct #1 4113
Precinct #2 J Fols
Precinct #3 OWN
Precinct #4 JRP
Auditor BA
Date 2-14-22

LOCHNER

H.W. Lochner, Inc.
Austin
9601 Amberglen Blvd
Bldg G,
Suite 119
Austin, TX 78729
T 737.704.3080

February 14, 2022

MEMO TO: Barbara Shurbet, Titus County Auditor
Titus County, Texas

SUBJECT: P00024880 (Parcel 13)
Acquisition Payment Package
FM 1735
From: SH 49
To: 2. Mi. S. of SH 49
County: Titus
District: Atlanta
ROW CSJ No: 1226-02-025

Houston
9800 Northwest Freeway
Suite 516
Houston, TX 77092
T 713.290.0390

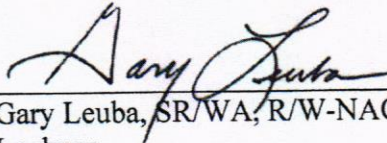
Tyler
5767 Eagles Nest Blvd
Tyler, TX 75703
T 903.581.7844

hwlochner.com

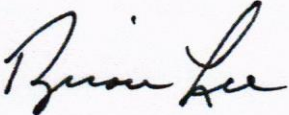
Parcel 13 has been successfully negotiated and is hereby submitted for payment. Please find attached the Preliminary HUD-1.

Please prepare a Check in the amount of \$97,735.96 and made payable to Homeland Title. Please reference GF No. 212085 in the Memo.

If you have any questions or need additional information to process this request, please contact me at (903) 486-3088.


Gary Leuba, SR/WA, R/W-NAC
Lochner

Attachments


Approved in Court 2/14/22

075-600-557

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number	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	03-212085TC		
7. <input checked="" type="checkbox"/> Cash Sale.					

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 Titus County, Texas for State of Texas 100 West First Street Suite 100 Mount Pleasant, TX 75455	E. Name & Address of Seller Dale R. Huffines and Karen K. Huffines P.O. Box 428 Mount Pleasant, TX 75456	F. Name & Address of Lender
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G. Property Location Van Vaught, John A-588 (1.90 acres +/-) Titus County, Texas (Parcel 13) FM 1735 Mount Pleasant, TX 75455	H. Settlement Agent Name Homeland Title 801 North Madison Mt. Pleasant, TX 75455 Tax ID: 26-3418887 Underwritten By: Stewart	I. Settlement Date 12/7/2021 Fund: 12/7/2021
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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	\$96,038.00	401. Contract Sales Price	\$96,038.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,697.96	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. Assessment Taxes		408. Assessment Taxes	
109. School Property Taxes		409. School Property Taxes	
110. HOA Dues		410. HOA Dues	
111. Other Taxes		411. Other Taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$97,735.96	420. Gross Amount Due to Seller	\$96,038.00
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)	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506.	
207.		507.	
208.		508.	
209.		509. 2021 School Taxes-TCAD	\$2,454.69
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City Property Taxes		510. City Property Taxes	
211. County Property Taxes		511. County Property Taxes	
212. Assessment Taxes		512. Assessment Taxes	
213. School Property Taxes		513. School Property Taxes	
214. HOA Dues		514. HOA Dues	
215. Other Taxes		515. Other Taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$2,454.69
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$97,735.96	601. Gross Amount due to seller (line 420)	\$96,038.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amt. due seller (line 520)	\$2,454.69
303. Cash From Borrower	\$97,735.96	603. Cash To Seller	\$93,583.31

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				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$96,038.00	@ % = \$0.00	Borrower's Funds at Settlement	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 parties, persons, firms or	to			
705.	corporations have received a portion	to			
706.	of the real estate commission	to			
707.	shown above.	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		to		
807.	Assumption Fee		to		
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from	12/7/2021	to 1/1/2022 @ \$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		
1011.	Aggregate Adjustment				
1100. Title Charges					
1101.	Settlement or closing fee		to		
1102.	Abstract or title search		to Homeland Title		
1103.	Title examination		to		
1104.	Title insurance binder		to		
1105.	Document preparation		to		
1106.	Notary fees		to		
1107.	Attorney's fees		to		
	(includes above items numbers:)		
1108.	Title insurance		to Homeland Title	\$809.00	
	(includes above items numbers:)		
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$96,038.00/\$809.00			
1111.	Escrow fee		to Homeland Title - Escrow	\$700.00	
1112.	State of Texas Policy Guaranty Fee		to State of Texas Policy Guaranty Fee	\$2.00	\$0.00
1113.	Courier Fees		to Homeland Title - Courier		
1114.	Tax Certificates		to ECM Tax Services	\$51.96	
1115.	Wire Fee		to Homeland Title Company Wire Fee	\$35.00	
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$66.00 ; Mortgage ; Rel \$34.00	to Homeland Title - Recording	\$100.00	
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		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$1,697.96	

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.

Dale R. Huffines

By: Gary Leuba
Its: Authorized Agent

Karen K. Huffines

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.

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

Page 2

form HUD-1 (3/86)
Handbook 4305.2

001448

1445

02/14/2022

\$97,735.96

****97,735

96

7552 HOMELAND TITLE

02/14/2022

001448

2004 RIGHT OF WAY 075-620-557 PARCEL 13

GF# 212085/2 97,735.96

PAY ORDER FORM

PAY TO HOMELAND TITLE

VENDOR 7552 FUND 75

FOR: COUNTY AUDITOR

PO# DATE TO PAY 2.14.22 JML

DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE # <u>PARCEL 23</u>	<u>075-620-557</u>	<u>\$ 16,726.71</u>
INVOICE # <u>CF# 212091</u>		
INVOICE #		
INVOICE #		
TOTAL		<u>\$ 16,726.71</u>

NOTE:

County Judge _____

Precinct #1 7112

Precinct #2 J Feb

Precinct #3 DWR

Precinct #4 JEP

Auditor BD

Date 2-14-22

LOCHNER

H.W. Lochner, Inc.
Austin
9601 Amberglen Blvd
Bldg G,
Suite 119
Austin, TX 78729
T 737.704.3080

February 14, 2022

MEMO TO: Barbara Shurbet, Titus County Auditor
Titus County, Texas

SUBJECT: P00024890 (Parcel 23)
Acquisition Payment Package
FM 1735
From: SH 49
To: 2. Mi. S. of SH 49
County: Titus
District: Atlanta
ROW CSJ No: 1226-02-025

Houston
9800 Northwest Freeway
Suite 516
Houston, TX 77092
T 713.290.0390

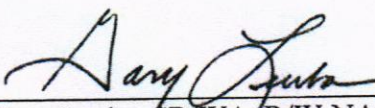
Tyler
5767 Eagles Nest Blvd
Tyler, TX 75703
T 903.581.7844

hwlochner.com

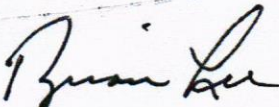
Parcel 23 has been successfully negotiated and is hereby submitted for payment. Please find attached the Preliminary HUD-1.

Please prepare a Check in the amount of \$16,726.71 and made payable to Homeland Title. Please reference GF No. 212091 in the Memo.

If you have any questions or need additional information to process this request, please contact me at (903) 486-3088.


Gary Leuba, SR/WA, R/W-NAC
Lochner

Attachments


Approved in Court 2/14/22

075-620557

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number	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	03-212091TC		
7. <input checked="" type="checkbox"/> Cash Sale.					

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 Titus County, Texas for State of Texas 109 West First Street, Suite 100 Mount Pleasant, TX 75455	E. Name & Address of Seller Nathan Cody Brosnan 536 CR 4810 Mount Pleasant, TX 75455	F. Name & Address of Lender
--	--	--

G. Property Location Lewis, Kendall A-333, 1.043 acres +/-, Titus County, Texas (Parcel 23) FM 1735 Mount Pleasant, TX 75455	H. Settlement Agent Name Homeland Title 801 North Madison Mt. Pleasant, TX 75455 Tax ID: 26-3418887 Underwritten By: Stewart	I. Settlement Date 1/19/2022 Fund: 1/19/2022
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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	\$15,544.00	401. Contract Sales Price	\$15,544.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,182.71	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. Assessment Taxes		408. Assessment Taxes	
109. School Property Taxes		409. School Property Taxes	
110. HOA Dues		410. HOA Dues	
111. Other Taxes		411. Other Taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$16,726.71	420. Gross Amount Due to Seller	\$15,544.00
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)	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506. Partial Payoff - American National Bank	\$6,500.00
207.		507.	
208.		508. 2021 County Taxes-TCTAC	\$28.85
209.		509. 2021 School Taxes-TCAD	\$37.77
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City Property Taxes		510. City Property Taxes	
211. County Property Taxes		511. County Property Taxes	
212. Assessment Taxes		512. Assessment Taxes	
213. School Property Taxes		513. School Property Taxes	
214. HOA Dues		514. HOA Dues	
215. Other Taxes		515. Other Taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$6,566.62
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$16,726.71	601. Gross Amount due to seller (line 420)	\$15,544.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amt. due seller (line 520)	\$6,566.62
303. Cash From Borrower	\$16,726.71	603. Cash To Seller	\$8,977.38

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				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$15,544.00	@ % = \$0.00	Borrower's Funds at Settlement	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 parties, persons, firms or	to			
705.	corporations have received a portion	to			
706.	of the real estate commission	to			
707.	shown above.	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		to		
807.	Assumption Fee		to		
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from	1/19/2022	to 2/1/2022 @ \$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		
1011.	Aggregate Adjustment				
1100. Title Charges					
1101.	Settlement or closing fee		to		
1102.	Abstract or title search		to Homeland Title		
1103.	Title examination		to		
1104.	Title insurance binder		to		
1105.	Document preparation		to		
1106.	Notary fees		to		
1107.	Attorney's fees		to		
	(includes above items numbers:)		
1108.	Title insurance		to Homeland Title	\$328.00	
	(includes above items numbers:)		
1109.	Lender's coverage		\$0.00/\$0.00		
1110.	Owner's coverage		\$15,544.00/\$328.00		
1111.	Escrow fee		to Homeland Title - Escrow	\$700.00	
1112.	State of Texas Policy Guaranty Fee		to State of Texas Policy Guaranty Fee	\$2.00	\$0.00
1113.	Courier Fees		to Homeland Title - Courier		
1114.			to Homeland Title Company Wire Fee		
1115.	Tax Certificates		to ECM Tax Services	\$48.71	
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$54.00 ; Mortgage ; Rel	to Homeland Title - Recording	\$54.00	
1202.	City/county tax/stamps	Deed ; Mortgage	to		
1203.	State tax/stamps	Deed ; Mortgage	to		
1204.	Partial Release		to Homeland Title - Recording	\$50.00	
1205.			to		
1300. Additional Settlement Charges					
1301.	Survey		to		
1302.	Pest Inspection		to		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$1,182.71	

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.

Nathan Cody Brosnan

By: Gary Leuba
Its: Authorized Agent

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.

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

Page 2

form HUD-1 (3/86)
Handbook 4305.2

001449

1446

02/14/2022

\$16,726.71

****16,726

71

7552 HOMELAND TITLE

02/14/2022

001449

2004 RIGHT OF WAY 075 620 557 PARCEL 23

GF# 21209175 16,726.71

PAY ORDER FORM

PAY TO HOMELAND TITLE

VENDOR 7552 FUND 75

FOR: _____ COUNTY AUDITOR _____

PO# _____ DATE TO PAY 2-14-22 SM

	DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE #	PARCEL 15	075-620-557	\$ 66,414.71
INVOICE #	GRF 212086		
INVOICE #			
INVOICE #			
TOTAL			\$ 66,414.71

NOTE: _____

County Judge _____

Precinct #1 1112

Precinct #2 J. F. [unclear]

Precinct #3 DWA

Precinct #4 JRP

Auditor [unclear]

Date 2-14-22

LOCHNER

H.W. Lochner, Inc.
Austin
9601 Amberglen Blvd
Bldg G,
Suite 119
Austin, TX 78729
T 737.704.3080

February 4, 2022

MEMO TO: Barbara Shurbet, Titus County Auditor
Titus County, Texas

SUBJECT: P00024882 (Parcel 15)
Acquisition Payment Package
FM 1735
From: SH 49
To: 2. Mi. S. of SH 49
County: Titus
District: Atlanta
ROW CSJ No: 1226-02-025

Houston
9800 Northwest Freeway
Suite 516
Houston, TX 77092
T 713.290.0390

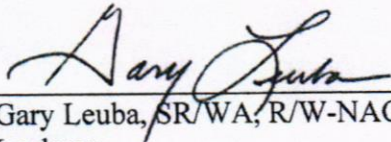
Tyler
5767 Eagles Nest Blvd
Tyler, TX 75703
T 903.581.7844

hwlochner.com

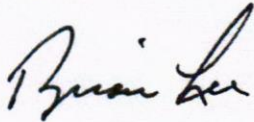
Parcel 13 has been successfully negotiated and is hereby submitted for payment. Please find attached the Preliminary HUD-1.

Please prepare a Check in the amount of \$66,414.71 and made payable to Homeland Title. Please reference GF No. 212086 in the Memo.

If you have any questions or need additional information to process this request, please contact me at (903) 486-3088.


Gary Leuba, SR/WA, R/W-NAC
Lochner

Attachments


Approved in Court 2/14/22

075-620-557

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number	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	03-212086TC		
7. <input checked="" type="checkbox"/> Cash Sale.					

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 Titus County, Texas for State of Texas 100 West First Street, Suite 101 Mount Pleasant, TX 75455	E. Name & Address of Seller Roy G. Parker P.O. Box 463 Mount Pleasant, TX 75456	F. Name & Address of Lender
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G. Property Location Van Vaught, John A-588 (0.912 acre +/-), Titus County, Texas (Parcel 15) FM 1735 Mount Pleasant, TX 75455	H. Settlement Agent Name Homeland Title 801 North Madison Mt. Pleasant, TX 75455 Tax ID: 26-3418887 Underwritten By: Stewart	I. Settlement Date 1/24/2022 Fund: 1/24/2022
--	---	---

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	\$64,997.00	401. Contract Sales Price	\$64,997.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,417.71	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. Assessment Taxes		408. Assessment Taxes	
109. School Property Taxes		409. School Property Taxes	
110. HOA Dues		410. HOA Dues	
111. Other Taxes		411. Other Taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$66,414.71	420. Gross Amount Due to Seller	\$64,997.00
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)	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
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		511. County Property Taxes	
212. Assessment Taxes		512. Assessment Taxes	
213. School Property Taxes		513. School Property Taxes	
214. HOA Dues		514. HOA Dues	
215. Other Taxes		515. Other Taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$0.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$66,414.71	601. Gross Amount due to seller (line 420)	\$64,997.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amt. due seller (line 520)	\$0.00
303. Cash From Borrower	\$66,414.71	603. Cash To Seller	\$64,997.00

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				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$64,997.00	@ % = \$0.00	Borrower's Funds at Settlement	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 parties, persons, firms or corporations have received a portion of the real estate commission shown above.	to			
705.		to			
706.		to			
707.		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	to			
807.	Assumption Fee	to			
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from 1/24/2022 to 2/1/2022 @ \$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		
1011.	Aggregate Adjustment				
1100. Title Charges					
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to	Homeland Title		
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to			
(includes above items numbers:)					
1108.	Title insurance	to	Homeland Title	\$597.00	
(includes above items numbers:)					
1109.	Lender's coverage		\$0.00/\$0.00		
1110.	Owner's coverage		\$64,997.00/\$597.00		
1111.	Escrow fee	to	Homeland Title - Escrow	\$700.00	
1112.	State of Texas Policy Guaranty Fee	to	State of Texas Policy Guaranty Fee	\$2.00	\$0.00
1113.	Courier Fees	to	Homeland Title - Courier	\$20.00	
1114.	Tax Certificates	to	ECM Tax Services	\$48.71	
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$50.00 ; Mortgage : Rel	to Homeland Title - Recording	\$50.00	
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			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$1,417.71	

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.

Roy G. Parker

By: Gary Leuba

Its: Authorized Agent

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.

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.

001450

1447

02/14/2022

\$66,414.71

****66,414

71

7552 HOMELAND TITLE

02/14/2022

001450

2004 RIGHT OF WAY 075 620 557 PARCEL 15

GF# 212086

66,414.71

PAY ORDER FORM

PAY TO HOMELAND TITLE

VENDOR 7552 FUND 75

FOR: COUNTY AUDITOR

PO# DATE TO PAY 2-14-22 JMC

	DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE #	PARCELS 18&28	075-620-557	\$ 18,942.21
INVOICE #	212089		
INVOICE #			
INVOICE #			
TOTAL			\$ 18,942.21

NOTE:

County Judge _____

Precinct #1 713

Precinct #2 J. Fite

Precinct #3 OWN

Precinct #4 JLP

Auditor DD

Date 2-14-22

LOCHNER

H.W. Lochner, Inc.
Austin
9601 Amberglen Blvd
Bldg G,
Suite 119
Austin, TX 78729
T 737.704.3080

February 14, 2022

7552

MEMO TO: Barbara Shurbet, Titus County Auditor
Titus County, Texas

Houston
9800 Northwest Freeway
Suite 516
Houston, TX 77092
T 713.290.0390

SUBJECT: P00024885 (Parcel 18) and P00024895 (Parcel 28)
Acquisition Payment Package
FM 1735
From: SH 49
To: 2 Mi. S. of SH 49
County: Titus
District: Atlanta
ROW CSJ No: 1226-02-025

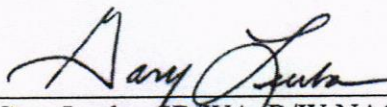
Tyler
5767 Eagles Nest Blvd
Tyler, TX 75703
T 903.581.7844

hwlochner.com

Parcels 18 & 28 have been successfully negotiated and are hereby submitted for payment. Please find attached the Preliminary HUD-1.

Please prepare a Check in the amount of **\$18,942.21** and made payable to **Homeland Title**. Please reference **GF No. 212089** in the Memo.

If you have any questions or need additional information to process this request, please contact me at (903) 486-3088.


Gary Leuba, SR/WA, R/W-NAC
Lochner

Attachments

095-420-557


Approved in Court 2/14/22

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number	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	03-212089TC		
7. <input checked="" type="checkbox"/> Cash Sale.					

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 Titus County, Texas for State of Texas 100 West First Street, Suite 101 Mount Pleasant, TX 75455	E. Name & Address of Seller David Lloyd McNeil 2041 FM 1735 Mount Pleasant, TX 75455 See Addendum	F. Name & Address of Lender
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G. Property Location Lewis, Kendall A-333 (0.131 acre +/-), Titus County, Texas (Parcel 18) FM 1735 Mount Pleasant, TX 75455 See Addendum	H. Settlement Agent Name Homeland Title 801 North Madison Mt. Pleasant, TX 75455 Tax ID: 26-3418887 Underwritten By: Stewart	I. Settlement Date 1/24/2022 Fund: 1/24/2022
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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	\$17,349.00	401. Contract Sales Price	\$17,349.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,593.21	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. Assessment Taxes		408. Assessment Taxes	
109. School Property Taxes		409. School Property Taxes	
110. HOA Dues		410. HOA Dues	
111. Other Taxes		411. Other Taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	

120. Gross Amount Due From Borrower **\$18,942.21** **420. Gross Amount Due to Seller** **\$17,349.00**

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)	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506.	
207.		507.	
208.		508. 2021 County Taxes-TCTAC	\$669.83
209.		509. 2021 School Taxes-TCAD	\$797.51

Adjustments for items unpaid by seller **Adjustments for items unpaid by seller**

210. City Property Taxes		510. City Property Taxes	
211. County Property Taxes		511. County Property Taxes	
212. Assessment Taxes		512. Assessment Taxes	
213. School Property Taxes		513. School Property Taxes	
214. HOA Dues		514. HOA Dues	
215. Other Taxes		515. Other Taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	

220. Total Paid By/For Borrower **\$0.00** **520. Total Reduction Amount Due Seller** **\$1,467.34**

300. Cash At Settlement From/To Borrower **600. Cash At Settlement To/From Seller**

301. Gross Amount due from borrower (line 120)	\$18,942.21	601. Gross Amount due to seller (line 420)	\$17,349.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amt. due seller (line 520)	\$1,467.34
303. Cash From Borrower	\$18,942.21	603. Cash To Seller	\$15,881.66

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		\$17,349.00	@ % = \$0.00	Paid From	Paid From
Division of Commission (line 700) as follows:				Borrower's	Seller's
				Funds at	Funds at
				Settlement	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	to			
706.	of the real estate commission	to			
707.	shown above.	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		to		
807.	Assumption Fee		to		
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from	1/24/2022	to 2/1/2022 @ \$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		
1011.	Aggregate Adjustment				
1100. Title Charges					
1101.	Settlement or closing fee		to		
1102.	Abstract or title search		to Homeland Title		
1103.	Title examination		to		
1104.	Title insurance binder		to		
1105.	Document preparation		to		
1106.	Notary fees		to		
1107.	Attorney's fees		to		
(includes above items numbers:)					
1108.	Title insurance		to Homeland Title	\$656.00	
(includes above items numbers:)					
1109.	Lender's coverage		\$0.00/\$0.00		
1110.	Owner's coverage		\$17,349.00/\$656.00		
1111.	Escrow fee		to Homeland Title - Escrow	\$700.00	
1112.	State of Texas Policy Guaranty Fee		to State of Texas Policy Guaranty Fee	\$2.00	\$0.00
1113.	Courier Fees		to Homeland Title - Courier	\$60.00	
1114.	Tax Certificates		to ECM Tax Services	\$55.21	
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$120.00 ; Mortgage : Rel	to Homeland Title - Recording	\$120.00	
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		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$1,593.21	

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.

David Lloyd McNeil

By: Gary Leuba

Its: Authorized Representative

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.

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

Addendum to HUD Settlement Statement	
Additional Buyers/Borrowers & Sellers	
I have carefully reviewed the HUD-1 Settlement 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.	
Section D – Additional Buyers/Borrowers	Section E – Additional Sellers
	Kevin Lee McNeil 2041 FM 1735 Mount Pleasant, TX 75455
	_____ Kevin Lee McNeil

Addendum to HUD Settlement Statement
Section G – Additional Tracts of Land
Lewis, Kendall A-333 (0.790 acre +/-), Titus County, Texas (Parcel 28) FM 1735 Mount Pleasant, TX 75455

001451

1448

02/14/2022

\$18,942.21

****18,942

21

7552 HOMELAND TITLE

02/14/2022

001451

2004 RIGHT OF WAY 075 620 557 PARCELS 18&28

GF# 212089/2 18,942.21