

PAY ORDER FORM

PAY TO HOMELAND TITLE

VENDOR 7552 FUND 75

FOR: _____ COUNTY AUDITOR 4-11-22 Jm

PO# _____ DATE TO PAY _____

	DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE #	<u>GF# 212076</u>	<u>075-620-557</u>	<u>\$ 1,952.71</u>
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
TOTAL			<u>\$ 1,952.71</u>

NOTE: _____

County Judge _____

Precinct #1 4112

Precinct #2 J. Hite

Precinct #3 DWA

Precinct #4 JAP

Auditor BW

Date 4-11-22

LOCHNER

April 8, 2022

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

SUBJECT: P00024870 (Parcel 3)
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

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

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

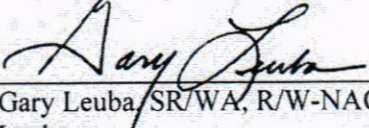
hwlochner.com

*approved in Commissioner's
Court 4-11-22 / BBT*

Parcel 3 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 **\$1,952.71** and made payable to **Homeland Title**. Please reference **GF No. 212076** 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

94 7552

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	03-212076TC		
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 State of Texas	E. Name & Address of Seller Scott R. Payne 421 County Road 1035 Mount Pleasant, TX 75455	F. Name & Address of Lender
--	--	--

G. Property Location Hill, J.B. A-259, 0.079 acre +/-, Titus County, Texas (Parcel 3) Hwy 49 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 4/18/2022 Fund: 4/18/2022
	Place of Settlement Homeland Title 801 North Madison Mt. Pleasant, TX 75455	

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	\$822.00	401. Contract Sales Price	\$822.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,130.71	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	\$1,952.71	420. Gross Amount Due to Seller	\$822.00
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

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$822.00	@ % = \$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	4/18/2022 to 5/1/2022 @ \$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	\$822.00/\$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.	Copy Fee	to	Homeland Title - Copy Fee	\$2.00	
1115.	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)				\$1,130.71	

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

001454
1461

04/11/2022

\$1,952.71

*****1,952

71

7552 HOMELAND TITLE

04/11/2022

001454

2004 RIGHT OF WAY 075 620 557 GF# 212076

GF# 212076/4 1,952.71

PAY ORDER FORM

PAY TO BRITTA&ASHLEY LOWREY&CHI JONES &NATALIE JONES

VENDOR 7579 FUND 75

FOR: _____ COUNTY AUDITOR _____

PO# _____ DATE TO PAY 4-11-22 JM

	DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE #	PARCEL 10	075-620-557	\$ 103,474.00
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
TOTAL			\$ 103,474.00

NOTE: _____

County Judge _____

Precinct #1 AKL

Precinct #2 J. Fata

Precinct #3 DWA

Precinct #4 JAD

Auditor Brd

Date 4-11-22

LOCHNER

April 8, 2022

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

SUBJECT: P00024877 (Parcel 10)
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

H.W. Lochner, Inc.
Austin
9601 Amberglen Blvd
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Tyler, TX 75703
T 903.581.7844

hwlochner.com

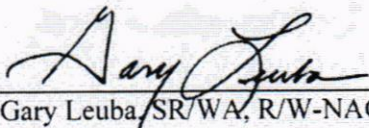
*Approved in Commissioner's
Court 4-11-22 / BRF*

Parcel 10 has been successfully negotiated and is hereby submitted for payment. Please find attached the Form W-9 (4).

Please prepare a Check in the amount of **\$103,474.00** and made payable to **Britta Lowrey and husband, Ashley Lowrey, and Chi' Jones and wife, Natalie Richardson Jones**. Please reference **Parcel 10 - FM 1735** in the Memo. 1

The payment is for the following remainder improvements affected by the highway project: Manufactured Home, Septic System, Barbed Wire Fencing and Storm Shelter. A Quitclaim Deed was signed for this transaction. Walter Alan Jones is the fee owner of the parcel area (to be paid separately).

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

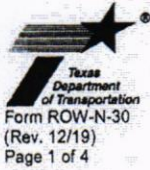

Gary Leuba, SR/WA, R/W-NAC
Lochner

Attachments

1 Please write all names on check.

075-620-557

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.



NOTE: THIS FORM IS INTENDED SOLELY FOR USE BY THE TEXAS DEPARTMENT OF TRANSPORTATION. USE OF THIS FORM BY PRIVATE PARTIES ATTEMPTING TO QUITCLAIM OR CONVEY PROPERTY MAY RESULT IN THE UNINTENDED CONVEYANCE OF THE GRANTOR'S INTEREST TO THE STATE OF TEXAS.

QUITCLAIM DEED

THE STATE OF TEXAS

§ ROW CSJ: 1226-02-025

§ Parcel ID: P00024877 (Parcel 10)

COUNTY OF TITUS

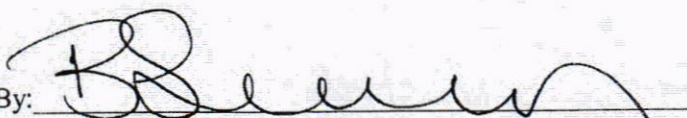
§ KNOW ALL MEN BY THESE PRESENTS:

That, **Britta Lowrey and husband, Ashley Lowrey, and Chi' Jones and wife, Natalie Richardson Jones** of the County of Titus, State of Texas, hereinafter referred to as Grantor(s), whether one or more, for and in consideration of the sum of One Hundred Three Thousand Four Hundred Seventy-Four and No/100 Dollars (\$103,474.00) and other good and valuable consideration to Grantors in hand paid by Titus County, Texas, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have Quitclaimed and do by these presents Bargain, Sell, Release and forever Quitclaim unto the State of Texas all of Grantors' right, title, interest, claim and demand in and to that certain tract or parcel of land, including any improvements thereon, situated in the County of Titus, State of Texas, more particularly described in **Exhibit "A,"** attached hereto and incorporated herein for any and all purposes. The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal eminent domain proceedings and the added expenses of litigation.

TO HAVE AND TO HOLD for said purposes together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said State of Texas forever.

IN WITNESS WHEREOF, this instrument is executed on this the 22 day of March, 2022.

GRANTOR:

By: 
Britta Lowrey

By: 
Ashley Lowrey

By: Chi Jones
Chi Jones

By: Natalie Jones
Natalie Richardson Jones

Grantee's Address: 125 E. 11th Street
Austin, Travis County, Texas 78701

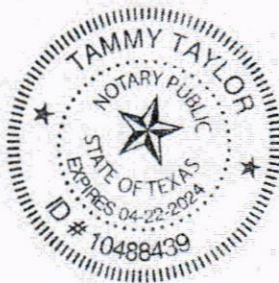
Acknowledgement

State of Texas
County of Titus

This instrument was acknowledged before me on the 22nd day of March, 2022 by Britta Lowrey.

The acknowledging person(s) personally appeared by:

- physically appearing before me.
- appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.



Tammy Taylor
Notary Public, State of Texas

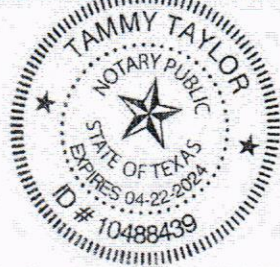
Acknowledgement

State of Texas
County of Titus

This instrument was acknowledged before me on the 22nd day of March, 2022 by Ashley Lowrey.

The acknowledging person(s) personally appeared by:

- physically appearing before me.
- appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.



Tammy Taylor
Notary Public, State of Texas

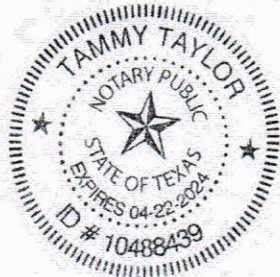
Acknowledgement

State of Texas
County of Titus

This instrument was acknowledged before me on the 22nd day of March, 2022 by Chi' Jones.

The acknowledging person(s) personally appeared by:

- physically appearing before me.
- appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.



Tammy Taylor
Notary Public, State of Texas

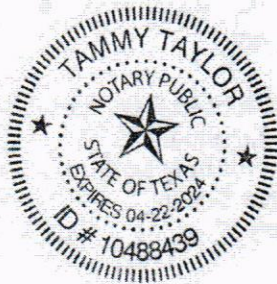
Acknowledgement

State of Texas
County of Titus

This instrument was acknowledged before me on the 22nd day of March, 2022 by Natalie Richardson Jones.

The acknowledging person(s) personally appeared by:

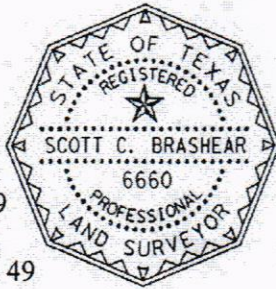
- physically appearing before me.
- appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.



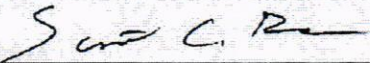
Tammy Taylor
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Homeland Title Company
801 North Madison
Mt. Pleasant, Texas 75455

County: Titus
Highway: F.M. 1735
CCSJ: 1226-02-016
RCSJ: 1226-02-025
Limits: From: S.H. 49
To: 2.1 Miles
South of S.H. 49



I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that this property description and corresponding plat are true and correct according to a survey made by me, upon the ground.


Scott C. Brashear, RPLS # 6660 7/23/21
Revised Date

TxDOTCONNECT Parcel No. P00024877

PROPERTY DESCRIPTION FOR PARCEL 10

DESCRIPTION OF A 0.468 ACRE (20,362 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. VAN VAUGHT SURVEY, ABSTRACT 588, IN TITUS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 10 ACRE TRACT OF LAND, AS CONVEYED IN A DEED TO WALTER ALAN JONES BY AN INSTRUMENT DATED DECEMBER 28, 2007, RECORDED IN VOLUME 1999, PAGE 270, OF THE DEED RECORDS OF TITUS COUNTY, TEXAS (D.R.T.C.TX.); SAID 0.468 ACRE (20,362 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch Iron Rod with SAM Plastic cap Set on the proposed East right-of-way line of Farm to Market Road 1735 (F.M. 1735) on the common line between said remainder of a called 10 acre tract and a remainder of a called 11 acre tract (Tract No. 2), conveyed to Britta Lowrey and Chi Jones recorded in Document Number 20184615, of the Public Records of Titus County, Texas (P.R.T.C.TX.), said 5/8-inch Iron Rod Set being 100.00 feet left of and at a right angle from the survey centerline of F.M. 1735, hereinafter referred as the survey centerline, at F.M. 1735 survey centerline station 1024+13.02, and having Texas Coordinate System, North Central Zone, NAD83 values of N:7,113,775.9164 (Latitude: N33.130177589°) and E: 3,068,741.1568 (Longitude: W94.906289504°), for the Southeast corner of the parcel described herein, from which a 1-inch Iron Bar Found at the Southeast corner of a called 8.415 acre tract as conveyed in a deed to Jeremy Shane Calhoun, and recorded in Document Number 20211525, O.P.R.T.C.TX., same being the Northeast corner of a called 9.498 acre tract as conveyed in a deed to Jeremy Shane Calhoun, and recorded in Document Number 20162458, O.P.R.T.C.TX., bears S 45° 59' 37" E, a distance of 210.22 feet, and N 68° 04' 33" E, a distance of 1,389.37 feet;

- 1) **THENCE** S 66°22'19" W, along the common line of said remainder of a called 11 acre tract (Tract No. 2) and said remainder of a called 10 acre tract, a distance of 80.42 feet to a 5/8-inch Iron Rod with SAM Plastic cap Set on the existing East right-of-way line of said F.M. 1735 (a variable width right-of-way) as depicted on a TXDOT strip map, CSJ No. 1226-02-001 and conveyed to the State of Texas in Right of Way Deeds recorded in Volume 190, Page 428 and Volume 190, Page 431, D.R.T.C.TX., said 5/8-inch Iron Rod Set for the Southwest corner of the parcel described herein;
- 2) **THENCE** N 45°02'33" W, departing the common line of said remainder of a called 11 acre tract (Tract No. 2) and said remainder of a called 10 acre tract, along the existing East right-of-way of said F.M. 1735, a distance of 291.48 feet to a 5/8-inch Iron Rod with SAM Plastic cap Set for the Southwest corner of a remainder of a called 11 acre tract of land (Tract No. 1) as conveyed in a deed to Britta Lowrey and Chi Jones and recorded in Document Number 20184615, P.R.T.C.TX., for the Northwest corner of said remainder of a called 10 acre tract and the parcel described herein;

Exhibit "A"
Parcel 10
Page 1 of 4

- 3) **THENCE** N 79°49'30" E, departing the existing East right-of-way line of said F.M. 1735, along the common line of said remainder of a called 11 acre tract (Tract No. 1) and said remainder of a called 10 acre tract, a distance of 85.75 feet to a Texas Department of Transportation Type II Concrete Right of Way Monument with Bronze Disk (TxDOT Type II ROW Mon.) Set on the proposed East right-of-way line of said F.M. 1735, said TxDOT Type II ROW Mon. being 97.40 feet left of F.M. 1735 survey centerline station 1021+36.42, being on the South line of said remainder of a called 11 acre tract (Tract No. 1), for the Northwest corner of said 8.415 acre tract and the Northeast corner of said remainder of a called 10 acre tract and the parcel described herein;
- 4) **THENCE** S 45°59'38" E, departing the South line of said remainder of a called 11 acre tract (Tract 1) with the common line of said remainder of a called 10 acre tract and said 8.415 acre tract, along the proposed East right-of-way line of said F.M. 1735, a distance of 107.64 feet to a TxDOT Type II ROW Mon. Set on the proposed East right-of-way line of said F.M. 1735, said TxDOT Type II ROW Mon. being 100.00 feet left of F.M. 1735 survey centerline station 1022+48.81;
- 5) **THENCE** S 45° 59' 37" E, continuing along the proposed East right-of-way line of said F.M. 1735, a distance of 164.21 feet to the **POINT OF BEGINNING**, and containing 0.468 acre (20,362 sq. ft.) of land, more or less;

This property description is accompanied by a plat of even date.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, North Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300
SAM Job No. 37356



F.M. 1735 SURVEY CENTERLINE CURVE DATA
 P.I. STATION * 1014+88.45
 NORTHING * 7,114,390.8240
 EASTING * 3,067,960.6012
 DELTA * 38° 58' 12" (LT)
 DEGREE OF CURVE * 02° 27' 33"
 TANGENT * 824.41'
 LENGTH * 1,584.76'
 RADIUS * 2,330.00'
 PC STATION * 1006+64.04
 PT STATION * 1022+48.81

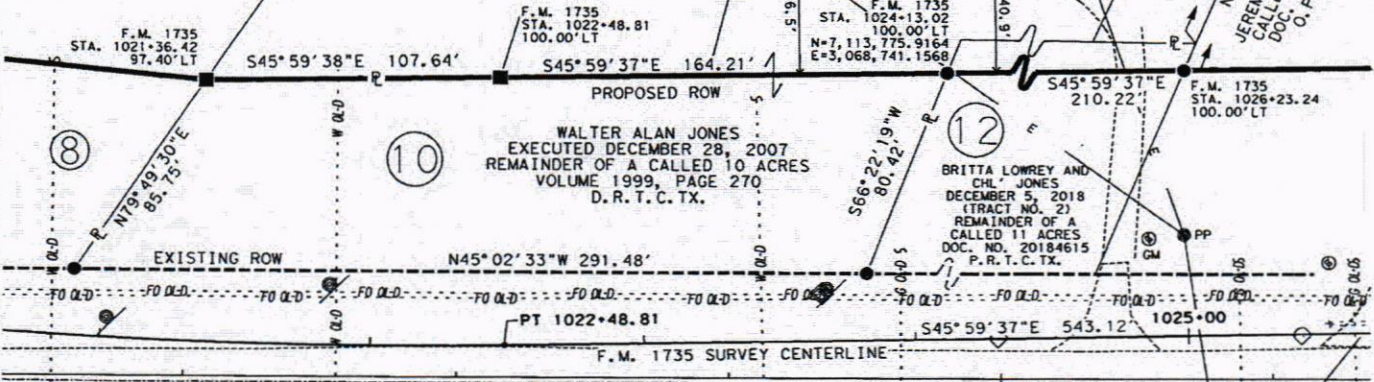
BRITTA LOWREY AND
 CHI' JONES
 (TRACT NO. 1)
 REMAINDER OF A
 CALLED 11 ACRES
 DOC. NO. 20184615
 P. R. T. C. TX.

JEREMY SHANE CALHOUN
 CALLED 8.415 AC.
 DOC. NO. 20211525
 O. P. R. T. C. TX.

WALTER ALAN JONES
 REMAINDER OF A
 CALLED 10 ACRES
 VOLUME 1999, PAGE 270
 D. R. T. C. TX.

P. O. R.
 1" IRON BAR
 F. M. 1735
 STA. 1030+48.57
 1388.93' LT

JEREMY SHANE CALHOUN
 CALLED 9.498 ACRES
 DOC. NO. 20162498
 O. P. R. T. C. TX.



WALTER ALAN JONES
 EXECUTED DECEMBER 28, 2007
 REMAINDER OF A CALLED 10 ACRES
 VOLUME 1999, PAGE 270
 D. R. T. C. TX.

BRITTA LOWREY AND
 CHI' JONES
 DECEMBER 5, 2018
 (TRACT NO. 2)
 REMAINDER OF A
 CALLED 11 ACRES
 DOC. NO. 20184615
 P. R. T. C. TX.

STATE OF TEXAS
 TXDOT CSJ No. 1226-02-001
 VOLUME 190, PAGE 428
 AND
 VOLUME 190, PAGE 431
 D. R. T. C. TX.

EXISTING	*1.238 AC.	ACQUIRE	0.468 AC.	REMAINING	0.770 AC. LEFT
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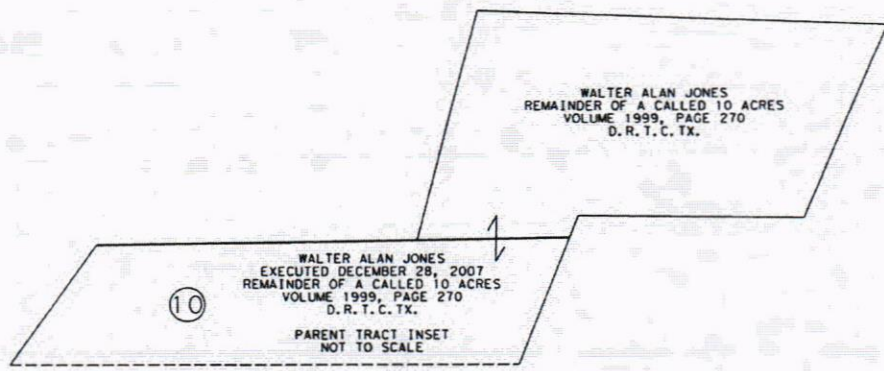
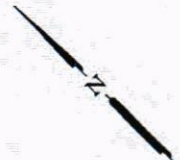


4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

PARCEL 10
 WALTER ALAN JONES
 F. M. 1735
 0.468 AC. (20,362 SQ. FT.)
 CCSJ NO. 1226-02-016
 RCSJ NO. 1226-02-025

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- FND ■ TxDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- TxDOT TYPE II BRONZE DISK SET IN CONCRETE
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD W/SAM PLASTIC CAP SET UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- ▲ 600 NAIL FOUND
- ⊕ MAG NAIL FOUND
- COTTON SPINDLE FOUND
- ⊙ MAG NAIL W/SHINER STAMPED "SURVEYING AND MAPPING" SET
- ℓ PROPERTY LINE
- ℓ RECORD INFORMATION
- A.D.L. ACCESS DENIAL LINE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- D.R.T.C.TX. DEED RECORDS TITUS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TITUS COUNTY, TEXAS
- P.R.T.C.TX. PUBLIC RECORDS TITUS COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- RIGHT OF WAY
- ** NET ACERAGE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- ℓ PROPERTY LINE
- ACCESS DENIAL LINE
- ***** TEMPORARY EASEMENT LINE



F.M. 1735

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVDB88 TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN HEREON.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
 4. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ADJACENT PROPERTY.
- * AREA CALCULATED BY SAM,LLC.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear 7/23/21
 SCOTT C. BRASHEAR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6660, STATE OF TEXAS
 REVISED DATE

PARCEL 10
 EXHIBIT "A"
 PAGE 4 OF 4
 FILE:J:\1016037356\100\Survey\03Exhibits\10\PLAT\00\P-10_1.dgn

EXISTING	*1.238 AC.	ACQUIRE	0.468 AC.	REMAINING	0.770 AC. LEFT
----------	------------	---------	-----------	-----------	----------------



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0375
 Fax: (512) 326-3029
 Texas File Registration No. 10064300

PARCEL 10
 WALTER ALAN JONES
 F.M. 1735
 0.468 AC. (20,362 SQ. FT.)
 CCSJ NO. 1226-02-016
 RCSJ NO. 1226-02-025

PAY ORDER FORM

PAY TO HOMELAND TITLE

VENDOR 7552 FUND 75

FOR: _____ COUNTY AUDITOR _____

PO# _____ DATE TO PAY 4.11.22 JMC

	DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE #	GF# 212083	075-620-557	\$ 23,862.71
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
TOTAL			\$ 23,862.71

NOTE: _____

County Judge _____

Precinct #1 AWL

Precinct #2 J. F. [unclear]

Precinct #3 DWR

Precinct #4 JRP

Auditor BL

Date 4-11-22

LOCHNER

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

April 8, 2022

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

SUBJECT: P00024881 (Parcel 14)
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

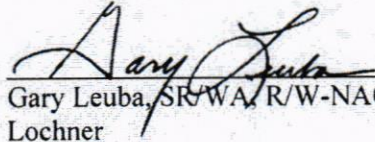
hwlochner.com

*approved in Commissioner's
Court 4-11-22 / BBT*

Parcel 14 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 \$23,862.71 and made payable to Homeland Title. Please reference GF No. 212083 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

075-020-557

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
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance	03-212083TC
7. <input checked="" type="checkbox"/> Cash Sale.		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 Titus County, Texas for State of Texas 100 West First Street Suite 100 Mount Pleasant, TX 75455		E. Name & Address of Seller Jeremy Shane Calhoun 521 FM 1735 Mount Pleasant, TX 75455	
G. Property Location Van Vaught, John A-588 (0.585 acre +/-), Titus County, Texas (Parcel 14) 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 4/18/2022 Fund: 4/18/2022	
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	\$22,674.00	401. Contract Sales Price	\$22,674.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,188.71	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	\$23,862.71	420. Gross Amount Due to Seller	\$22,674.00
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

L. Settlement Charges			Paid From	Paid From
700. Total Sales/Broker's Commission based on price	\$22,674.00	@ % = \$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 4/18/2022 to 5/1/2022 @ \$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	\$22,674.00/\$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. Tax Certificates	to	ECM Tax Services	\$48.71	
1115. Wire Fee	to	Homeland Title Company Wire Fee	\$10.00	
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(2)	to	Homeland Title - Recording	\$46.00	
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)			\$1,188.71	

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 conv of pages 1, 2 and 3 of this HUD-1 Settlement

Titus County, Texas for State of Texas

Jeremy Shane Calhoun

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