

PAY ORDER FORM

PAY TO Homeland Title  
VENDOR 7552 FUND 75  
FOR: \_\_\_\_\_ COUNTY AUDITOR \_\_\_\_\_  
PO# Parcel-10 DATE TO PAY 4-25-22 *SM*

	DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE #	<u>GF No. 212994</u>	<u>075-620-557</u>	<u>\$ 6,748.71</u>
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
TOTAL			<u>\$ 6,748.71</u>

NOTE: \_\_\_\_\_

County Judge \_\_\_\_\_  
Precinct #1 AM  
Precinct #2 JFK  
Precinct #3 DWR  
Precinct #4 JRP  
Auditor BRS  
Date 4-25-22

*approved in CERT  
4-25-22/BRS*

**LOCHNER**

Auditor Office

APR 20 2022

*Received*

April 20, 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  
Bldg G,  
Suite 119  
Austin, TX 78729  
T 737.704.3080

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

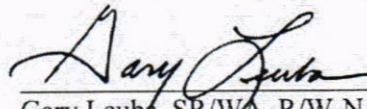
Tyler  
5767 Eagles Nest Blvd  
Tyler, TX 75703  
T 903.581.7844

hwlochner.com

Parcel 10 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 **\$6,748.71** and made payable to **Homeland Title**. Please reference **GF No. 212994** 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

# 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	03-212994TC
7. <input checked="" type="checkbox"/> Cash Sale.		7. Loan Number	8. Mortgage Ins Case Number
<p>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.</p>			
D. Name & Address of Borrower		E. Name & Address of Seller	
Titus County, Texas for State of Texas 100 West First Street, Suite 100 Mount Pleasant, TX 75455		Walter Alan Jones and Yalanda Nichole Jones 574 County Road 4349 Bivins, TX 75555	
F. Name & Address of Lender			
G. Property Location		H. Settlement Agent Name	
John Van Vaught, A-588, (0.468 acre +/-), Mount Pleasant, Titus County, TX (Parcel 10) 495 County Road 1735 Mount Pleasant, TX 75455		Homeland Title 801 North Madison Mt. Pleasant, TX 75455 Tax ID: 26-3418887 Underwritten By: Stewart	
		I. Settlement Date	
		Place of Settlement	Fund: 4/27/2022
		Homeland Title	
		801 North Madison	
		Mt. Pleasant, TX 75455	
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price	\$5,616.00	401. Contract Sales Price	\$5,616.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,132.71	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City Property Taxes		406. City Property Taxes	
107. County Property Taxes		407. County Property Taxes	
108. 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.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$6,748.71</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$5,616.00</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	
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.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City Property Taxes		510. City Property Taxes	
211. County Property Taxes		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.	
<b>220. Total Paid By/For Borrower</b>	<b>\$0.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$0.00</b>

<b>L. Settlement Charges</b>			Paid From	Paid From
<b>700. Total Sales/Broker's Commission based on price</b>			Borrower's	Seller's
			Funds at	Funds at
			Settlement	Settlement
	<b>\$5,616.00</b>	<b>@ % = \$0.00</b>		
Division of Commission (line 700) as follows:				
701.	to			
702.	to			
703.	Commission Paid at Settlement		<b>\$0.00</b>	<b>\$0.00</b>
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		
<b>800. Items Payable in Connection with Loan</b>				
801.	Loan Origination Fee	% to		
802.	Loan Discount	% to		
803.	Appraisal Fee	to		
804.	Credit Report	to		
805.	Lender's Inspection Fee	to		
806.	Mortgage Insurance Application	to		
807.	Assumption Fee	to		
<b>900. Items Required by Lender To Be Paid in Advance</b>				
901.	Interest from	4/27/2022 to 5/1/2022 @ \$0/day		
902.	Mortgage Insurance Premium for	months to		
903.	Hazard Insurance Premium for	years to		
<b>1000. Reserves Deposited With Lender</b>				
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			
<b>1100. Title Charges</b>				
1101.	Settlement or closing fee	to		
1102.	Abstract or title search	to	<b>Homeland Title</b>	
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	<b>Homeland Title</b>	<b>\$328.00</b>
(includes above items numbers: )				
1109.	Lender's coverage	<b>\$0.00/\$0.00</b>		
1110.	Owner's coverage	<b>\$5,616.00/\$328.00</b>		
1111.	Escrow fee	to	<b>Homeland Title - Escrow</b>	<b>\$700.00</b>
1112.	State of Texas Policy Guaranty Fee	to	<b>State of Texas Policy Guaranty Fee</b>	<b>\$2.00</b>
1113.	Courier Fees	to	<b>Homeland Title - Courier</b>	
1114.	Tax Certificates	to	<b>ECM Tax Services</b>	<b>\$48.71</b>
<b>1200. Government Recording and Transfer Charges</b>				
1201.	Recording Fees	Deed <b>\$54.00</b> ; Mortgage ; Rel	to <b>Homeland Title - Recording</b>	<b>\$54.00</b>
1202.	City/county tax/stamps	Deed ; Mortgage	to	
1203.	State tax/stamps	Deed ; Mortgage	to	
1204.		to		
1205.		to		
<b>1300. Additional Settlement Charges</b>				
1301.	Survey	to		
1302.	Pest Inspection	to		
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			<b>\$1,132.71</b>	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

Titus County, Texas for State of Texas

\_\_\_\_\_  
Walter Alan Jones

\_\_\_\_\_  
By: Gary Leuba

\_\_\_\_\_  
Yalanda Nichole Jones

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

001458

04/25/2022

\$6,748.71

\*\*\*\*\*6,748

71

7552 HOMELAND TITLE

04/25/2022

001458

2004 RIGHT OF WAY 075 620 557 GF# 212994

PARCEL-10/04 6,748.71

PAY ORDER FORM

PAY TO Homeland Title  
VENDOR 7552 FUND 75  
FOR: \_\_\_\_\_ COUNTY AUDITOR \_\_\_\_\_  
PO# Parcel-24 DATE TO PAY 4-25-20 *[Signature]*

	DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE #	GF No. 212092	075-620-557	\$ 115,805.71
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
TOTAL			\$ 115,805.71

NOTE: \_\_\_\_\_

County Judge \_\_\_\_\_  
Precinct # 7112  
Auditor J Fike  
DWA  
JRP  
[Signature]  
Date 4-25-20

Approved on CERT  
4-25-20  
[Signature]

# LOCHNER

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

April 18, 2022

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

**SUBJECT:** P00024891 (Parcel 24)  
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

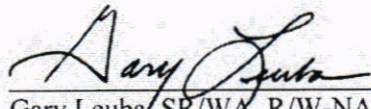
Tyler  
5767 Eagles Nest Blvd  
Tyler, TX 75703  
T 903.581.7844

hwlochner.com

Parcel 24 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 **\$115,805.71** and made payable to **Homeland Title**. Please reference **GF No. 212092** 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

Auditor Office

APR 18 2022

*Received*



# 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 03-212092TC	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			
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 Forst Street, Suite 101 Mount Pleasant, TX 75455	E. Name & Address of Seller Jennifer J. Polk 1647 Farm Road 1735 Mount Pleasant, TX 75455	F. Name & Address of Lender
---	--	-----------------------------

G. Property Location  Lewis, Kendall A-333, 0.520 acre +/-, Titus County, Texas (Parcel 24) 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 4/26/2022 Fund: 4/26/2022
	Place of Settlement Homeland Title 801 North Madison Mt. Pleasant, TX 75455	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price	\$114,037.00	401. Contract Sales Price	\$114,037.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,768.71	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City Property Taxes		406. City Property Taxes	
107. County Property Taxes		407. County Property Taxes	
108. 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.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$115,805.71</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$114,037.00</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	
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 <b>USDA Rural Development</b>	<b>\$62,969.02</b>
205.		505. Payoff of second mortgage loan to	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City Property Taxes		510. City Property Taxes	
211. County Property Taxes		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.	

<b>L. Settlement Charges</b>				Paid From	Paid From
<b>700. Total Sales/Broker's Commission based on price</b>			<b>\$114,037.00</b>	<b>@ % = \$0.00</b>	
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			<b>\$0.00</b>	<b>\$0.00</b>
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			
<b>800. Items Payable in Connection with Loan</b>					
801.	Loan Origination Fee	%	to		
802.	Loan Discount	%	to		
803.	Appraisal Fee		to		
804.	Credit Report		to		
805.	Lender's Inspection Fee		to		
806.	Mortgage Insurance Application		to		
807.	Assumption Fee		to		
<b>900. Items Required by Lender To Be Paid in Advance</b>					
901.	Interest from	4/26/2022	to 5/1/2022 @ \$0/day		
902.	Mortgage Insurance Premium for	months	to		
903.	Hazard Insurance Premium for	years	to		
<b>1000. Reserves Deposited With Lender</b>					
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				
<b>1100. Title Charges</b>					
1101.	Settlement or closing fee		to		
1102.	Abstract or title search		to <b>Homeland Title</b>		
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 <b>Homeland Title</b>	<b>\$906.00</b>	
	(includes above items numbers:		)		
1109.	Lender's coverage	<b>\$0.00/\$0.00</b>			
1110.	Owner's coverage	<b>\$114,037.00/\$906.00</b>			
1111.	Escrow fee		to <b>Homeland Title - Escrow</b>	<b>\$700.00</b>	
1112.	State of Texas Policy Guaranty Fee		to <b>State of Texas Policy Guaranty Fee</b>	<b>\$2.00</b>	<b>\$0.00</b>
1113.	Courier Fees		to <b>Homeland Title - Courier</b>	<b>\$20.00</b>	
1114.	Bank Fee		to <b>Pilgrim Bank</b>	<b>\$8.00</b>	
1115.	Tax Certificates		to <b>ECM Tax Services</b>	<b>\$48.71</b>	
<b>1200. Government Recording and Transfer Charges</b>					
1201.	Recording Fees	Deed <b>\$50.00</b> ; Mortgage ; Rel	to <b>Homeland Title - Recording</b>	<b>\$50.00</b>	
1202.	City/county tax/stamps	Deed ; Mortgage	to		
1203.	State tax/stamps	Deed ; Mortgage	to		
1204.	Partial Release		to <b>Homeland Title - Recording</b>	<b>\$34.00</b>	
1205.			to		
<b>1300. Additional Settlement Charges</b>					
1301.	Survey		to		
1302.	Pest Inspection		to		
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>				<b>\$1,768.71</b>	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and



001459

04/25/2022

\$115,805.71

\*\*\*115,805

71

7552 HOMELAND TITLE

04/25/2022

001459

2004 RIGHT OF WAY 075 620 557 GF# 212092

PARCEL-24/4 115,805.71

PAY ORDER FORM

PAY TO Homeland Title  
VENDOR 7552 FUND 75  
FOR: \_\_\_\_\_ COUNTY AUDITOR \_\_\_\_\_  
PO# Parcel-4 DATE TO PAY 4.25.22 *SM*

DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE # <u>GF No. 212076</u>	<u>075-620-557</u>	<u>\$ 36,239.71</u>
INVOICE # _____	_____	_____
INVOICE # _____	_____	_____
INVOICE # _____	_____	_____
TOTAL		<u>\$ 36,239.71</u>

NOTE: \_\_\_\_\_

County Judge \_\_\_\_\_  
Precinct #1 7112  
Precinct #2 J. Fite  
Precinct #3 DWA  
Precinct #4 JRP  
Auditor BRP  
4-25-22

*Approved in CRT  
4-25-22 / BRS*

**LOCHNER**

Auditor Office

APR 20 2022

April 20, 2022

*Received*

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

**SUBJECT:** P00024871 (Parcel 4)  
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

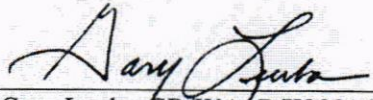
Tyler  
5767 Eagles Nest Blvd  
Tyler, TX 75703  
T 903.581.7844

hwlochner.com

Parcel 4 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 **\$36,239.71** 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

# 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	03-212077TC		
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 Frank Hemani and Robin L. Hemani 4080 FM 515 Emory, TX 75440	F. Name & Address of Lender
---	---	-----------------------------

G. Property Location Hill, J.B. A-259, (0.075 acre +/-), Titus County, Texas (Parcel 4) 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 4/27/2022 Fund: 4/27/2022
	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	\$35,000.00	401. Contract Sales Price	\$35,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,239.71	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City Property Taxes		406. City Property Taxes	
107. County Property Taxes		407. County Property Taxes	
108. 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.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$36,239.71</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$35,000.00</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	
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.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City Property Taxes		510. City Property Taxes	
211. County Property Taxes		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.	
<b>220. Total Paid By/For Borrower</b>	<b>\$0.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$0.00</b>

<b>L. Settlement Charges</b>				Paid From	Paid From
			@ % =	Borrower's Funds at Settlement	Seller's Funds at Settlement
<b>700. Total Sales/Broker's Commission based on price</b>	<b>\$35,000.00</b>		<b>\$0.00</b>		
Division of Commission (line 700) as follows:					
701.	to				
702.	to				
<b>703. Commission Paid at Settlement</b>				<b>\$0.00</b>	<b>\$0.00</b>
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				
<b>800. Items Payable in Connection with Loan</b>					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Lender's Inspection Fee		to			
806. Mortgage Insurance Application		to			
807. Assumption Fee		to			
<b>900. Items Required by Lender To Be Paid in Advance</b>					
901. Interest from	4/27/2022	to	5/1/2022 @ \$0/day		
902. Mortgage Insurance Premium for	months	to			
903. Hazard Insurance Premium for	years	to			
<b>1000. Reserves Deposited With Lender</b>					
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					
<b>1100. Title Charges</b>					
1101. Settlement or closing fee		to			
1102. Abstract or title search		to	<b>Homeland Title</b>		
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	<b>Homeland Title</b>	<b>\$395.00</b>	
(includes above items numbers:		)			
1109. Lender's coverage	<b>\$0.00/\$0.00</b>				
1110. Owner's coverage	<b>\$35,000.00/\$395.00</b>				
1111. Escrow fee		to	<b>Homeland Title - Escrow</b>	<b>\$700.00</b>	
1112. State of Texas Policy Guaranty Fee		to	<b>State of Texas Policy Guaranty Fee</b>	<b>\$2.00</b>	<b>\$0.00</b>
1113. Courier Fees		to	<b>Homeland Title - Courier</b>	<b>\$40.00</b>	
1114. Tax Certificates		to	<b>ECM Tax Services</b>	<b>\$48.71</b>	
<b>1200. Government Recording and Transfer Charges</b>					
1201. Recording Fees	Deed \$54.00 ; Mortgage ; Rel		to <b>Homeland Title - Recording</b>	<b>\$54.00</b>	
1202. City/county tax/stamps	Deed ; Mortgage		to		
1203. State tax/stamps	Deed ; Mortgage		to		
1204.		to			
1205.		to			
<b>1300. Additional Settlement Charges</b>					
1301. Survey		to			
1302. Pest Inspection		to			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>				<b>\$1,239.71</b>	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.





001457

04/25/2022

\$36,239.71

\*\*\*\*36,239

71

7552 HOMELAND TITLE

04/25/2022

001457

2004 RIGHT OF WAY 075 620 557 GF# 212076

PARCEL-10/4 36,239.71

PAY ORDER FORM

PAY TO Jeremy S. Calhoun & Lisa E. Calhoun

VENDOR 7582 FUND 75

FOR: \_\_\_\_\_ COUNTY AUDITOR \_\_\_\_\_

PO# \_\_\_\_\_ DATE TO PAY 4-25-28 *SM*

	DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE #	parcel 10-FM1735	075-620-557	\$ 9,040.00
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
TOTAL			\$ 9,040.00

NOTE: \_\_\_\_\_

County Judge \_\_\_\_\_

Precinct #1 4112

Precinct #2 JTB

Precinct #3 DWA

Precinct #4 JRP

Auditor BS

Date 4-25-28

*Approved in CERT  
4-25-28  
BS*

# LOCHNER

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

April 18, 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

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

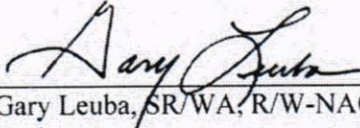
hwlochner.com

Parcel 10 has been successfully negotiated and is hereby submitted for payment. Please find attached the Form W-9 (2).

Please prepare a Check in the amount of **\$9,040.00** and made payable to **Jeremy Shane Calhoun and wife, Lisa E. Calhoun**. Please reference **Parcel 10 – FM 1735** in the Memo.

The payment is for Cost-to-cure Damages and General Damages to the remainder property caused by the proposed highway project. 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

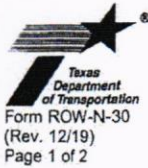
Attachments

Auditor Office

APR 18 2022

Received

**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, **Jeremy Shane Calhoun and wife, Lisa E. Calhoun** 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 NINE THOUSAND FORTY and No/100 Dollars (\$9,040.00) 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.

**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 23rd day of March, 2022.

**GRANTOR:**

By: Jeremy Shane Calhoun  
Jeremy Shane Calhoun

By: Lisa E. Calhoun  
Lisa E. Calhoun

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

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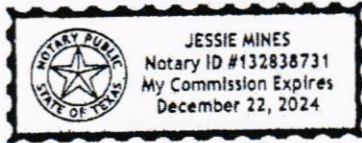
**Acknowledgement**

State of Texas  
County of Titus

This instrument was acknowledged before me on the 23 day of March, 2022 by Jeremy Shane Calhoun.

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.



Jessie Mines  
Notary Public, State of Texas

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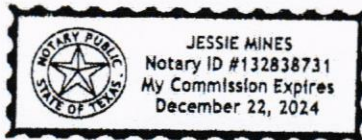
**Acknowledgement**

State of Texas  
County of Titus

This instrument was acknowledged before me on the 23 day of March, 2022 by Lisa E. Calhoun.

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.



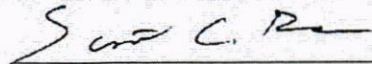
Jessie Mines  
Notary Public, State of Texas

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.

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

- 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;

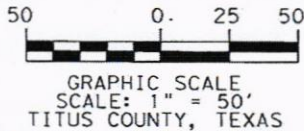
This property description is accompanied by a plat of even date.

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  
 P1 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

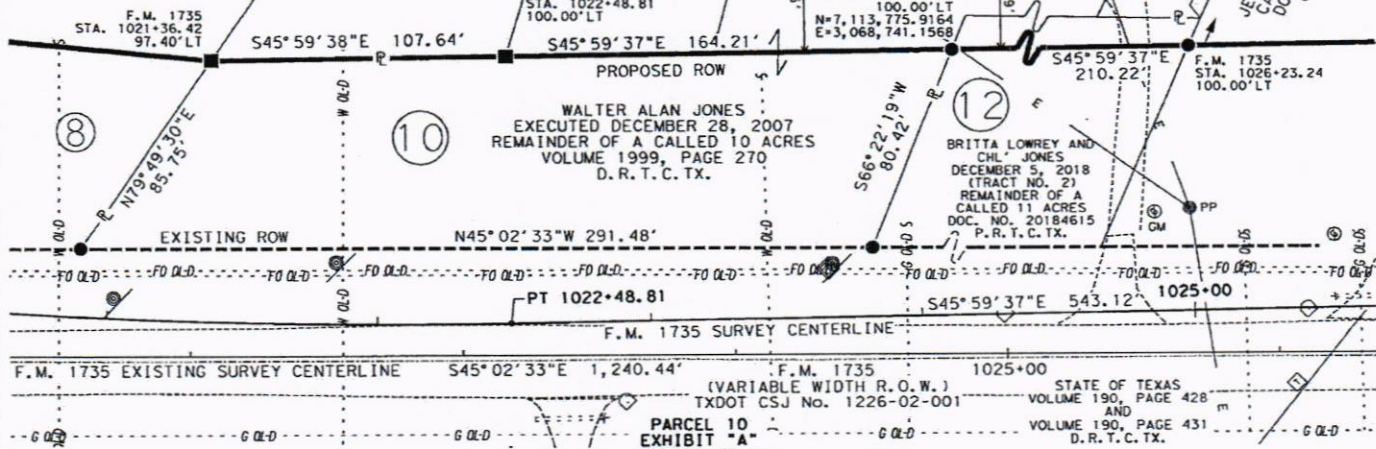
BRITTA LOWREY AND  
 CHI JONES  
 (TRACT NO. 1)  
 REMAINDER OF A  
 CALLED 11 ACRES  
 DOC. NO. 20184615  
 P. R. T. C. TX.

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 9.489 ACRES  
 DOC. NO. 20162498  
 O. P. R. T. C. TX.



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

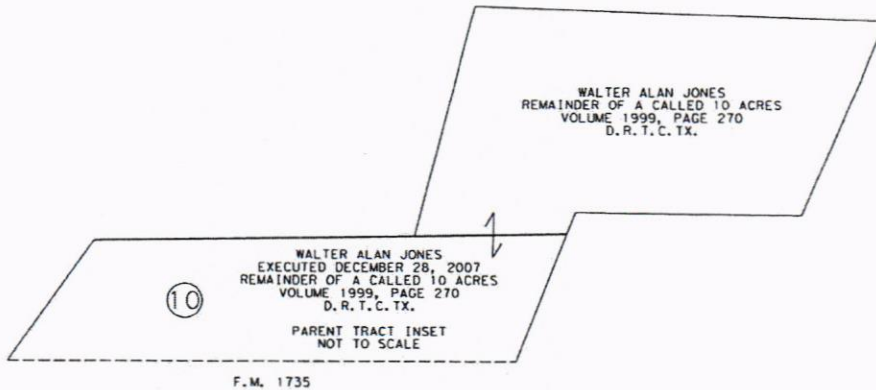


4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax: (512) 326-3029  
 Texas File Registration No. 10064300

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

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- 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
- PROPERTY LINE
- ⌒ 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
- P.R.T.C.TX. DISTANCE NOT TO SCALE
- ROW RIGHT OF WAY
- \*\* NET ACERAGE
- EXISTING ROW LINE
- - - PROPOSED ROW LINE
- PROPERTY LINE
- ACCESS DENIAL LINE
- \*\*\*\*\* TEMPORARY EASEMENT LINE



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 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
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4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin, Texas 78735  
 (512) 447-0575  
 Fax: (512) 328-3029  
 Texas Firm Registration No. 10064302

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

001460

04/25/2022

\$9,040.00

\*\*\*\*\*9,040

00

7582 CALHOUN, JEREMY S.  
521 FM RD 1735

MOUNT PLEASANT TX 75455-8615

04/25/2022

001460

2004 RIGHT OF WAY 075 620 557 PARCEL-10FM1735

PARCEL 10-FM 9,040.00