

PAY ORDER FORM

PAY TO Lewis, Gordon Joseph

VENDOR 7559 7599 FUND 75

FOR: _____ COUNTY AUDITOR _____

PO# _____ DATE TO PAY 6.13.22 JLM

	DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE#	PARCEL 30TE	075-620-557	204
INVOICE#	_____	_____	_____
INVOICE#	_____	_____	_____
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
INVOICE	_____	_____	_____
INVOICE#	_____	_____	_____
INVOICE #	_____	_____	_____
INVOICE#	_____	_____	_____
			<u>\$ 204.00</u>

NOTE: _____

County Judge _____
Precinct #1 _____
Precinct #2 JFA
Precinct #3 DWA
Precinct #4 JRP
Auditor BRS
6-13-22

*approved in
CCRT
6-13-22*

LOCHNER

Auditor Office

JUN 09 2022

Received

June 13, 2022

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

SUBJECT: P00024897 (Parcel 30TE)
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

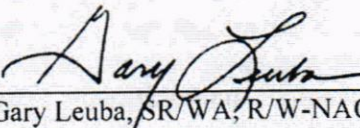
hwlochner.com

Parcel 30TE has been successfully negotiated and is hereby submitted for payment. Please find attached the Memorandum of Agreement and Form W-9.

Please prepare a Check in the amount of **\$204.00** and made payable to **Gordon Joseph Lewis**. Please reference **Parcel 30TE – FM 1735** in the Memo.

The payment is for a Temporary Easement (TE) with a 3 year term starting in January 2023. Due to the owner's insistence on not having his spouse to join on the TE document, the owner will be paid directly without having a closing at the title company. The title company would not waive this requirement. I have previously received TxDOT's concurrence to pay the owner directly without a title company closing since the value of the TE is very low (a copy of the email is attached).

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

095-620-557

LOCHNER

MEMORANDUM OF AGREEMENT

April 18, 2022

Gordon Joseph Lewis
110 County Road 4705
Mt. Pleasant, TX 75455-8217

County: Titus
District: Atlanta
Highway No: FM 1735
ROW CSJ No: 1226-02-025
Federal Project No: N/A
Parcel ID: P00024897TE (Parcel 30TE)

H.W. Lochner, Inc.
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T 903.581.7844

hwlochner.com

Dear Property Owner(s):

Our negotiations for highway right of way across property owned by you have progressed to the point that you have indicated a willingness to sign a Temporary Easement document in return for payment as agreed to in our previous discussions. It is thought to be in the best interests of both you and Titus County, Texas ("the County") to confirm this agreement in order to avoid any possible misunderstanding as to the details of the purchase or the process by which the County will make payment.

Your property consists of **0.027** of acre located in the Joshua B. Hill Survey, Abstract 259, Titus County, Texas and is further identified as Parcel ID: P00024897TE (Parcel 30TE) in **Exhibit "A,"** attached hereto. The right of way being purchased by the County has been thoroughly explained. The payment of the amount of **\$204.00** as herein agreed to will constitute full payment of your interest, to be made by the County for the property to be conveyed to the State. The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed to avoid formal eminent domain proceedings and the added expenses of litigation.

The County and Owner(s) have agreed to the following provisions:

Until payment is made by the County, title and possession of the property to be conveyed remains with you. You shall bear all risk of loss to any and all such property prior to such payment. Either you or the County shall have the right to terminate this agreement.

The payment of the amount herein stated and the terms provided constitute the only promises, consideration and conditions of this purchase; and, no other promises, consideration or conditions have been signified or implied, save and except any benefits which may accrue to you under the State's Relocation Assistance Program and the mutual benefits to be derived by you and the Texas Department of Transportation from the signing of this agreement.

After the date of payment of the purchase price or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by the Texas Department of Transportation. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to

LOCHNER

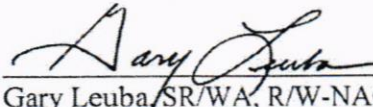
the Department and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement.

Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the County failed to properly determine the eligibility for or the amount of incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the County's determination on any claim for reimbursement.

The County, without cost to you as the owner, will pay the cost of recording all instruments conveying title to the State.


It is suggested that you carefully review the proposed Temporary Easement document and satisfy yourselves as to its provisions. With your signing of this agreement and execution of the Temporary Easement document, the County will proceed with the issuance of a check, which will be made out to Homeland Title Company, agent for Stewart Title Guaranty Company. This company has been designated as the County's closing agent and is responsible to see that the Texas Department of Transportation obtains clear title. They will not endorse the check and make payment until clear title is secured. At the same time, you have the right not to accept payment until you are fully satisfied on all details of the transaction.

Sincerely,



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

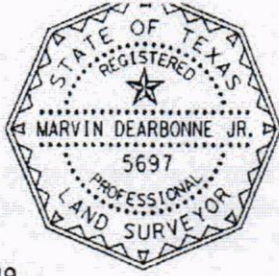
I fully understand the County's proposal as contained in this agreement and hereby acknowledge receipt of the Texas Department of Transportation brochure entitled "*Relocation Assistance*." We understand that relocation assistance benefits are handled entirely separate from and in addition to this transaction.



Gordon Joseph Lewis
5/12/22

Date

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, Marvin Dearbonne, Jr., 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.

Marvin Dearbonne, Jr.
Marvin Dearbonne, Jr., RPLS # 5697

14 DEC 2020
Date

TxDOTCONNECT Parcel No. P00024897TE

PROPERTY DESCRIPTION FOR PARCEL 30TE

DESCRIPTION OF A 0.027 ACRE (1,183 SQ. FT.) PARCEL OF LAND LOCATED IN THE JOSHUA B. HILL SURVEY, ABSTRACT 259, IN TITUS COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.24 ACRE TRACT OF LAND, AS CONVEYED IN A DEED TO GORDON JOSEPH LEWIS BY AN INSTRUMENT DATED NOVEMBER 16, 2018 RECORDED IN DOCUMENT NO. 20184413, OF THE PUBLIC RECORDS OF TITUS COUNTY, TEXAS (P.R.T.C.TX.); SAID 0.027 ACRE (1,183 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 1/2-Inch Iron Rod Found at the intersection of the apparent North right of way line of County Road 4705 (C.R. 4705) and the West Right of Way line of Farm to Market Road 1735 (F.M. 1735), a variable width right-of-way, as depicted on a Texas Department of Transportation (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 of the Deed Records of Titus County, Texas (D.R.T.C.TX.), being the southeast corner of said 1.24 acre tract and the northeast corner of a called 0.430 acre access tract as conveyed in a deed to Nina Walker and recorded in Volume 1228, Page 289, D.R.T.C.TX., said 1/2-inch Iron Rod Found being 87.79 feet right of and at a right angle from the F.M. 1735 survey centerline station 1008+74.65, having Texas Coordinate System, North Central Zone, NAD83 values of N: 7,114,982.9102 (Latitude: N33.133580372°) and E: 3,067,809.1406 (Longitude: W94.909197294°), being the southeast corner of the temporary easement described herein, from which a 1/2-Inch Iron Rod Found for the Southeast corner of said 0.430 acre tract, bears S07°00'38" E, a distance of 39.96 feet;

- 1) **THENCE** S 84°18'32" W, along the common line of said 1.24 acre tract, said 0.430 acre tract, and apparent North right of way line of said C.R. 4705, departing the said existing West Right of Way line of F.M. 1735, a distance of 31.76 feet to a point for corner at an angle point in said common line;
- 2) **THENCE** N 82°48'17" W, along the common line of said 1.24 acre tract, said 0.430 acre tract, and apparent North right of way line of said C.R. 4705, a distance of 83.26 feet to a 5/8-Inch Iron Rod Found being 198.07 feet right of and at a right angle from F.M. 1735 survey centerline station 1008+45.82, and also being an angle point in said common line and the West corner of the temporary easement described herein, from which a 5/8-Inch Iron Rod Found for an angle point in said common line bears S83°35'40"W, a distance of 156.26 feet;

- 3) **THENCE** N 85°43'40" E, departing the common line of said 1.24 acre tract and said 0.430 acre tract, over and across said 1.24 acre tract, a distance of 112.59 feet to a 5/8-inch Iron Rod with SAM Plastic Cap Set on the said existing West Right of Way line of F.M. 1735 for the northeast corner of the temporary easement described herein, being 86.42 feet right of and at a right angle from F.M. 1735 survey centerline station 1008+59.49, from which a 1/2-Inch Iron Rod Found on said existing West Right of Way line of F.M. 1735, being the northeast corner of said 1.24 acre tract and the southeast corner of a called 5 acre tract as conveyed in a deed to Carroll Burns and wife, Margie Burns and recorded in Volume 1113, Page 237 of the D.R.T.C.TX., bears N 07°00'38" W, a distance of 136.43 feet;
- 4) **THENCE** S 07°00'38" E, along the East line of said 1.24 acre tract and said existing West Right of Way line of F.M. 1735, a distance of 15.79 feet to the **POINT OF BEGINNING**, and containing 0.027 acres (1,183 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

5

S07°01'26"E
664.04'
PC 1006+64.04

F.M. 1735
SURVEY CENTERLINE

1010+00

EXISTING ROW

F.M. 1735
EXISTING CENTERLINE

F.M. 1735
(VARIABLE WIDTH R.O.W.)
TXDOT CSJ No. 1226-02-001

PC 1012+01.00

STATE OF TEXAS
VOLUME 190 PAGE 428
AND
VOLUME 190, PAGE 431
D. R. T. C. TX.

EXISTING ROW

EXISTING ROW

30TE

31TE

CARROLL BURNS AND
WIFE, MARGIE BURNS
REMAINDER OF A
CALLED 5 ACRES
VOLUME 1113, PAGE 237
D. R. T. C. TX.

GORDON JOSEPH LEWIS
NOVEMBER 16, 2018
(TRACT 1)
CALLED 1.24 ACRES
DOC. NO. 20184413
P. R. T. C. TX.

NINA WALKER
(ACCESS TRACT)
CALLED 0.430 ACRES
VOL. 1228, PG. 289
D. R. T. C. TX.

LARRY W. BULLARD AND
TINA R. BULLARD
EXECUTED AUGUST 22, 2016
(TRACT 3)
CALLED 1.28 ACRES
DOC. NO. 20163189
P. R. T. C. TX.

JOSHUA B. HILL SURVEY
ABSTRACT NO. 259

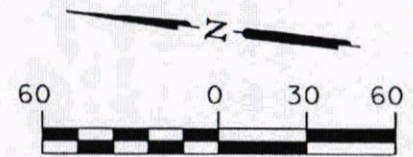
KRB INVESTMENTS, LLC
(TRACT THREE)
CALLED 10.79 ACRES
DOC. NO. 20145046
P. R. T. C. TX.

F.M. 1735 EXISTING CENTERLINE CURVE DATA
PI STATION = 1014+47.83
NORTHING = 7,114,436.9391
EASTING = 3,067,916.5812
DELTA = 38°01'54" (LT)
DEGREE OF CURVE = 08°00'00"
TANGENT = 246.83'
LENGTH = 475.40'
RADIUS = 716.20'
PC STATION = 1012+01.00
PT STATION = 1016+76.40

F.M. 1735 SURVEY CENTERLINE CURVE DATA
PI 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

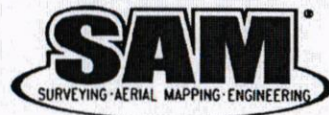
PARCEL 30TE
EXHIBIT "A"
PAGE 3 OF 4

FILE:J:\1016037356\100\Survey\03Exhibits\30TE\X-30TE-1.dgn



GRAPHIC SCALE
SCALE: 1" = 60'
TITUS COUNTY, TEXAS

EXISTING	1.24 AC.	ACQUIRE	0.027 AC.	REMAINING	1.24 AC. RIGHT
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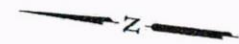


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

PARCEL 30TE
GORDON JOSEPH LEWIS
F.M. 1735
0.027 AC. (1,183 SQ. FT.)
CCSJ NO. 1226-02-016
RCSJ NO. 1226-02-025

LEGEND

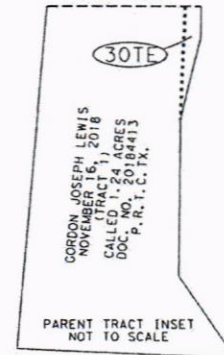
- TYPE I CONCRETE MONUMENT FOUND
- FND ■ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- TXDOT TYPE II BRONZE DISK SET IN CONCRETE
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD W/SAM PLASTIC CAP SET UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- ▲ 600 NAIL FOUND
- ⊕ MAG NAIL FOUND
- ⊙ COTTON SPINDLE FOUND
- ⊕ MAG NAIL W/SHINER STAMPED "SURVEYING AND MAPPING" SET
- E PROPERTY LINE
- I 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
- ROW RIGHT OF WAY
- ** NET ACERAGE
- EXISTING ROW LINE
- - - PROPOSED ROW LINE
- PROPERTY LINE
- - - ACCESS DENIAL LINE
- ***** TEMPORARY EASEMENT LINE



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S84° 18' 32" W	31.76'
(L1)	(S84° 31' 57" W)	(32.18')
L2	N82° 48' 17" W	83.26'
(L2)	(N82° 57' 42" W)	(82.91')
L3	N85° 43' 40" E	112.59'
L4	S07° 00' 38" E	15.79'
(L5)	(S06° 51' 07" E)	(152.28')

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.

Marvin Dearbonne Jr.
 MARVIN DEARBONNE, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5697, STATE OF TEXAS

14 DEC 2020
 DATE

PARCEL 30TE
 EXHIBIT "A"
 PAGE 4 OF 4

FILE:J:\1016037356\1001\Survey\03Exhibits\30TE\A-30TE_1.dgn

EXISTING	1.24 AC.	ACQUIRE	0.027 AC.	REMAINING	1.24 AC.	RIGHT
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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 30TE
 GORDON, JOSEPH LEWIS
 F.M. 1735
 0.027 AC. (1,183 SQ. FT.)
 CCSJ NO. 1226-02-016
 RCSJ NO. 1226-02-025

001465

06/13/2022

\$204.00

*****204

00

7599 LEWIS, GORDON JOSEPH
110 CR 4705
MOUNT PLEASANT TX 75455-8217

06/13/2022

001465

2004 RIGHT OF WAY 075 620 557 PAERCEL 30TE 1735 PARCEL-30TE/ 204.00

PAY ORDER FORM

PAY TO Homeland Title

VENDOR 7552 FUND 75

FOR: _____ COUNTY AUDITOR _____

PO# Parcel-31 TE DATE TO PAY 6-13-22 *JMU*

	DESCRIPTION	GL (if multiple)	AMOUNT
INVOICE #	<u>GF No. 212097</u>	<u>075-620-557</u>	<u>\$ 7,136.71</u>
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
INVOICE #	_____	_____	_____
TOTAL			<u>\$ 7,136.71</u>

NOTE: _____

County Judge _____

Precinct #1 _____

Precinct #3 _____

Precinct #4 _____

Auditor _____

Date 6-13-22

*approved in CCRT
6-13-22*

*J. F. [Signature]
DWN*

*JRT
BRS*

LOCHNER

Auditor Office

JUN 09 2022

Received

June 13, 2022

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

SUBJECT: P00024898 (Parcel 31TE)
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

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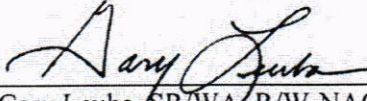
Tyler
5767 Eagles Nest Blvd
Tyler, TX 75703
T 903.581.7844

hwlochner.com

Parcel 31TE 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 \$7,136.71 and made payable to Homeland Title. Please reference GF No. 212097 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	03-2120971C		
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 Larry W. Bullard and Tina R. Bullard 110 Prinedale Drive Pittsburg, TX 75686	F. Name & Address of Lender
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G. Property Location Hill, J.B. A-259 (0.035 acre +/-), Titus County, Texas (Parcel 31TE) 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 6/15/2022 Fund: 6/15/2022
	Place of Settlement Homeland Title 801 North Madison Mt. Pleasant, TX 75455	

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract Sales Price	\$5,968.00
102. Personal Property	
103. Settlement Charges to borrower	\$1,168.71
104.	
105.	
Adjustments for items paid by seller in advance	
106. City Property Taxes	
107. County Property Taxes	
108. Assessment Taxes	
109. School Property Taxes	
110. HOA Dues	
111. Other Taxes	
112.	
113.	
114.	
115.	
116.	
120. Gross Amount Due From Borrower	\$7,136.71

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract Sales Price	\$5,968.00
402. Personal Property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City Property Taxes	
407. County Property Taxes	
408. Assessment Taxes	
409. School Property Taxes	
410. HOA Dues	
411. Other Taxes	
412.	
413.	
414.	
415.	
416.	
420. Gross Amount Due to Seller	\$5,968.00

200. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204. Loan Amount 2nd Lien	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City Property Taxes	
211. County Property Taxes	
212. Assessment Taxes	
213. School Property Taxes	
214. HOA Dues	
215. Other Taxes	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	\$0.00

500. Reductions in Amount Due to Seller

501. Excess Deposit	
502. Settlement Charges to Seller (line 1400)	
503. Existing Loan(s) Taken Subject to	
504. Payoff of first mortgage loan to	
505. Payoff of second mortgage loan to	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City Property Taxes	
511. County Property Taxes	
512. Assessment Taxes	
513. School Property Taxes	
514. HOA Dues	
515. Other Taxes	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$0.00

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$5,968.00	@ % = \$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	6/15/2022	to	7/1/2022	@ \$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	\$5,968.00/\$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
1113.	Courier Fees		to	Homeland Title - Courier	\$40.00
1114.	Tax Certificates		to	ECM Tax Services	\$48.71
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed ; Mortgage ; Rel		to Homeland Title - Recording	
1202.	City/county tax/stamps	Deed ; Mortgage		to	
1203.	State tax/stamps	Deed ; Mortgage		to	
1204.	Temporary Easement		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)				\$1,168.71	

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.

Titus County, Texas for State of Texas

Larry W. Bullard

By: Gary Leuba
Its: Authorized Representative

Tina R. Bullard

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

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form HUD-1 (3/86)
Handbook 4305.2

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06/13/2022

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7552 HOMELAND TITLE

06/13/2022

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2004 RIGHT OF WAY 075-620-557 PARCEL 31TE

GF# 212097/6 7,136.71