



BRIGHTON GROUP

2805 Fountain Plaza Blvd., Ste A-2 Edinburg, TX 78539

February 10, 2023

The Honorable Ellie Torres
Commissioner, Pct. 4
c/o Valinda Reyes
1051 N. Doolittle Rd.
Edinburg, Texas 78542

RE: Parcel No. 5 – Request for Check

County: Hidalgo
Highway: Russell Road from Rooth Road to Mon Mack Road

Dear Commissioner Torres:

Brighton Group (ROW Acquisition Provider for and behalf of the County of Hidalgo) cordially requests that a check in the amount of **\$30,498.01**, as evidenced in the attached conveyance deed and settlement statement, be made payable to **Sierra Title of Hidalgo County, Inc.; 3401 N. 10th Street, McAllen, TX 78501**. Payment through this process will expedite the acquisition of the above captioned parcel of land for the expansion of this highway project.

Once the parcel of land (tract) is acquired and transaction is consummated, the title company will provide Brighton Group with the original recorded deed, copy of closing statement, and an original title insurance policy in the amount of the parcel purchase price. Brighton Group will copy and then provide your office with these original documents for your records.

Please feel free to call me at (956)603-2005 with any concerns or questions regarding this payment process.

Sincerely,

Joseph Palacios
President/CEO

cc: File

Attachments

Received:
County Commissioner Office, Pct. #4

By: _____ Date _____

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: December 10th, 2022
November 10th, 2022

Grantor: RICARDO ALVAREZ AND LYNNETTE ANN
ALVAREZ, TRUSTEES OF THE RICARDO AND
LYNNETTE ALVAREZ REVOCABLE TRUST

Grantor's Mailing Address: 2306 Trenton
Edinburg, Texas 78539

Grantee: Hidalgo County, Texas

Grantee's Mailing Address: 100 N. Closner
Edinburg, Hidalgo County, Texas 78539

The Hereby Certify that this is
a true and correct copy of the
original instrument
filed with the Clerk of the
County of Hidalgo
Texas
8539
8539

Consideration:

The sum of TWENTY-NINE THOUSAND THREE HUNDRED FORTY-FIVE 45/100ths DOLLARS (\$29,345.45) *“(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 ED proceedings and the added expense of litigation)”* in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

See description in Exhibit “A” attached hereto and made a part hereof for all purposes.

SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit “A” to wit: **None.**

In connection therewith, Grantor covenants and agrees to remove said improvements from the Property by the N/A day of N/A 2022, without notice to or any further consideration paid to Grantor, the title to all or any part of such improvements not so removed shall automatically pass to and vest in Grantee, its successors and assigns, forever.

Reservations from and Exceptions to Conveyance and Warranty:

- b. Easements reserved in Deed from Hidalgo Land Co. to Stewart Farm Mortgage Co., dated April 1, 1920, filed for record on May 3, 1920, in the Office of the County Clerk of Hidalgo County, Texas in Volume 105, Page 306, Deed Records Hidalgo County, Texas.

- c. Right of Way Easement granted to City of Edinburg, by Larry Randall Giddens, dated October 2, 1992, filed for record in the Office of the County Clerk of Hidalgo County, Texas on January 4, 1993, in Volume 3395, Page 84, Official Records Hidalgo County, Texas.
- d. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 1, Page 12, Map Records Hidalgo County, Texas.
- e. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1.

Taxes assessed against the Property, if any, after date hereof. Grantor shall be liable for all taxes assessed against the Property through date hereof.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on the date(s) of acknowledgment indicated below.

GRANTOR(S):
RICARDO ALVAREZ AND LYNNETTE ANN ALVAREZ, TRUSTEE OF THE RICARDO
AND LYNNETTE ANN ALVAREZ REVOCABLE TRUST, UNDER AN INSTRUMENT
DATED FEBRUARY 24, 2015



RICARDO ALVAREZ, CO-TRUSTEE



LYNNETTE ALVAREZ, CO-TRUSTEE

Acknowledgment

State of Texas
County of Hidalgo

This instrument was acknowledged before me on December 13th, 2022

By Ricardo Alvarez, Co-Trustee, of the Ricardo Alvarez and Lynnette Ann Alvarez, Trustee of The Ricardo and Lynnette Ann Alvarez Revocable Trust under an instrument dated February 24, 2015. The acknowledging person 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.



Nora N. Martinez
Notary Public's Signature

Acknowledgment

State of Texas
County of Hidalgo

This instrument was acknowledged before me on December 13th, 2022

By Lynnette Alvarez, Co-Trustee, of the Ricardo Alvarez and Lynnette Ann Alvarez, Trustee of The Ricardo and Lynnette Ann Alvarez Revocable Trust under an instrument dated February 24, 2015. The acknowledging person 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.



Nora N. Martinez
Notary Public's Signature

EXHIBIT: **A**

COUNTY: Hidalgo
HIGHWAY: Russell Road
LIMITS: Rooth Road to Mon Mack Road

PROPERTY DESCRIPTION FOR PARCEL 5

Being a 0.193 of one acre (8,421 square foot) parcel of land situated in Hidalgo County, Texas and being out of Lot 16, Section 236, Texas-Mexican Railway Company's Survey, as recorded in Volume 1, Page 12 of the Map Records, Hidalgo County, Texas, being out of a called 6.002 acre tract of land conveyed to Ricardo Alvarez and Lynnette Ann Alvarez, Trustees of the Ricardo and Lynnette Alvarez Revocable Trust under an instrument dated February 24, 2015, by a General Warranty Deed dated February 24, 2015 and recorded on September 20, 2018 as described in Document Number 2951756 of the Official Records, Hidalgo County, Texas, said 0.193 of one acre (8,421 square foot) parcel being more particularly described by metes and bounds as follows:

Commencing at a found 1/2-inch iron rod being the common corner of said Lot 16, Section 236, Lot 1, Section 233 of said Texas-Mexican Railway Company's Survey, Lot 2, Section 233 of said Texas-Mexican Railway Company's Survey and Lot 15, Section 236 of said Texas-Mexican Railway Company's Survey, and being the common corner of said called 6.002 acre tract of land and a called 36.775 acre tract of land (Tract 2) conveyed to Taek Kim and Nancy Vargas Kim, Co-Trustees of The Kim Family Property Trust by a General Warranty Deed dated October 8, 2020 and recorded on October 16, 2020 as described in Document Number 3157659 of the Official Records, Hidalgo County, Texas;

Thence, North 08°54'04" East a distance of 80.00 feet along the common line of said Lot 16, Section 236 and said Lot 15, Section 236, being the common line of said called 6.002 acre tract of land and said called 36.775 acre tract of land to a set 1/2-inch iron rod (N=16,646,627.08, E=1,076,565.58) with plastic cap stamped "Kane Lindsey Property Corner", being 50.00 feet left from centerline station 109+55.13, and being the POINT OF BEGINNING and the Northwest corner of this herein described parcel;

1. Thence, South 80°52'45" East a distance of 210.53 feet over and across said called 6.002 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "Kane Lindsey Property Corner", being on the common line of said called 6.002 acre tract of land and a called 5.002 acre tract of land conveyed to Christopher P. LaBoskey and wife, Janet M. LaBoskey by a Warranty Deed dated July 15, 2011 and recorded on July 20, 2011 as described in Document Number 2224534 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;

2. Thence, South 08°54'04" West a distance of 40.00 feet along the common line of said called 6.002 acre tract of land and said called 5.002 acre tract of land to a point for corner, being on the existing North right-of-way line of Russell Road (right-of-way varies), for the Southeast corner of this herein described parcel;
3. Thence, North 80°52'45" West a distance of 210.53 feet along the existing North right-of-way line of Russell Road (right-of-way varies) to a point for corner, being on the common line of said called 6.002 acre tract of land and said called 36.775 acre tract of land, for the Southwest corner of this herein described parcel;
4. Thence, North 08°54'04" East a distance of 40.00 feet along the common line of said called 6.002 acre tract of land and said called 36.775 acre tract of land to the **POINT OF BEGINNING**, being a 0.193 of one acre (8,421 square foot) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel play represent the facts as found at the time of survey. Survey date: November, 2021.

 12/14/21

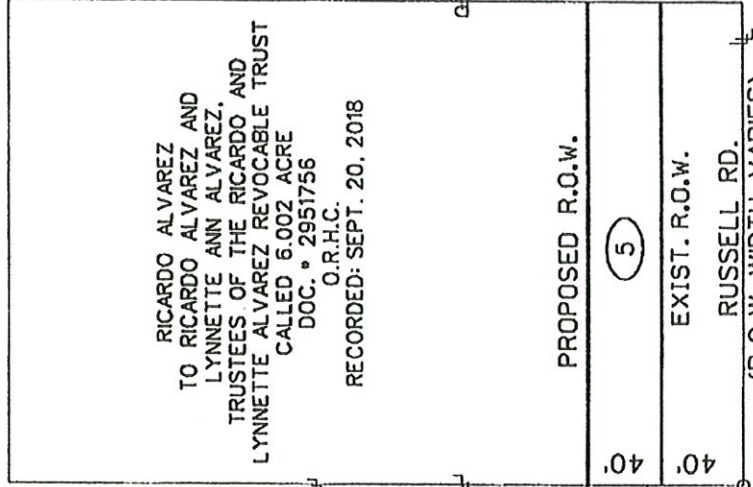
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2614 Dove Ave.
Mission, TX 78574
(956) 600-8821
TBPELS Firm No. 10194676



LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPERTY LINE
- LOT LINE
- SURVEY LINE
- FENCE LINE
- COMMON PROPERTY LINE
- HIGH VOLTAGE LINE
- BURIED WATER LINE
- OVERHEAD ELECTRIC LINE
- SET 1/2" IRON ROD W/KANE/LINDSEY CAP (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET

**LOT 16, SECTION 236
TEX-MEX RAIL CO. SURVEY
VOL. 1, PG. 12, H.C.M.R.**



RICARDO ALVAREZ
TO RICARDO ALVAREZ AND
LYNNETTE ANN ALVAREZ,
TRUSTEES OF THE RICARDO AND
LYNNETTE ALVAREZ REVOCABLE TRUST
CALLED 6.002 ACRE
DOC. # 2951756
O.R.H.C.
RECORDED: SEPT. 20, 2018

P.O.B.
N 08° 54' 04" E
80.00'
P.O.C.
PROPOSED R.O.W.
EXIST. R.O.W.
RUSSELL RD.
(R.O.W. WIDTH VARIES)

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JULY-AUGUST 2021.
3. FIELD SURVEYING WAS PERFORMED NOVEMBER 2021.
4. PROPOSED BASELINE ALIGNMENT SHOWN HEREON WAS PROVIDED BY HIDALGO COUNTY.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
6. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
7. BURIED UTILITY AND IRRIGATION LINES SHOWN HEREON ARE APPROXIMATE AND BASED ON TEXAS 811 LOCATE REQUEST MARKINGS AND IRRIGATION DISTRICT RECORDS

PARENT TRACT INSET FOR
PARCEL NO. 5
N.T.S.



12/14/2021



AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
6.002	0.193/ 8,421	5.809	

KANE - LINDSEY LLC
LAND SURVEYING AND CONSULTING
2100 SHAW ROAD, SUITE 100
DALLAS, TEXAS 75228
TEL: 972.761.1100

PARCEL PLAT
SHOWING
PARCEL 5
RUSSELL ROAD
(GROOTH ROAD TO MONNACK ROAD)
HIDALGO COUNTY
DECEMBER 2021

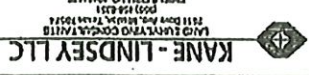
PAGE 3 OF 4 SCALE: N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

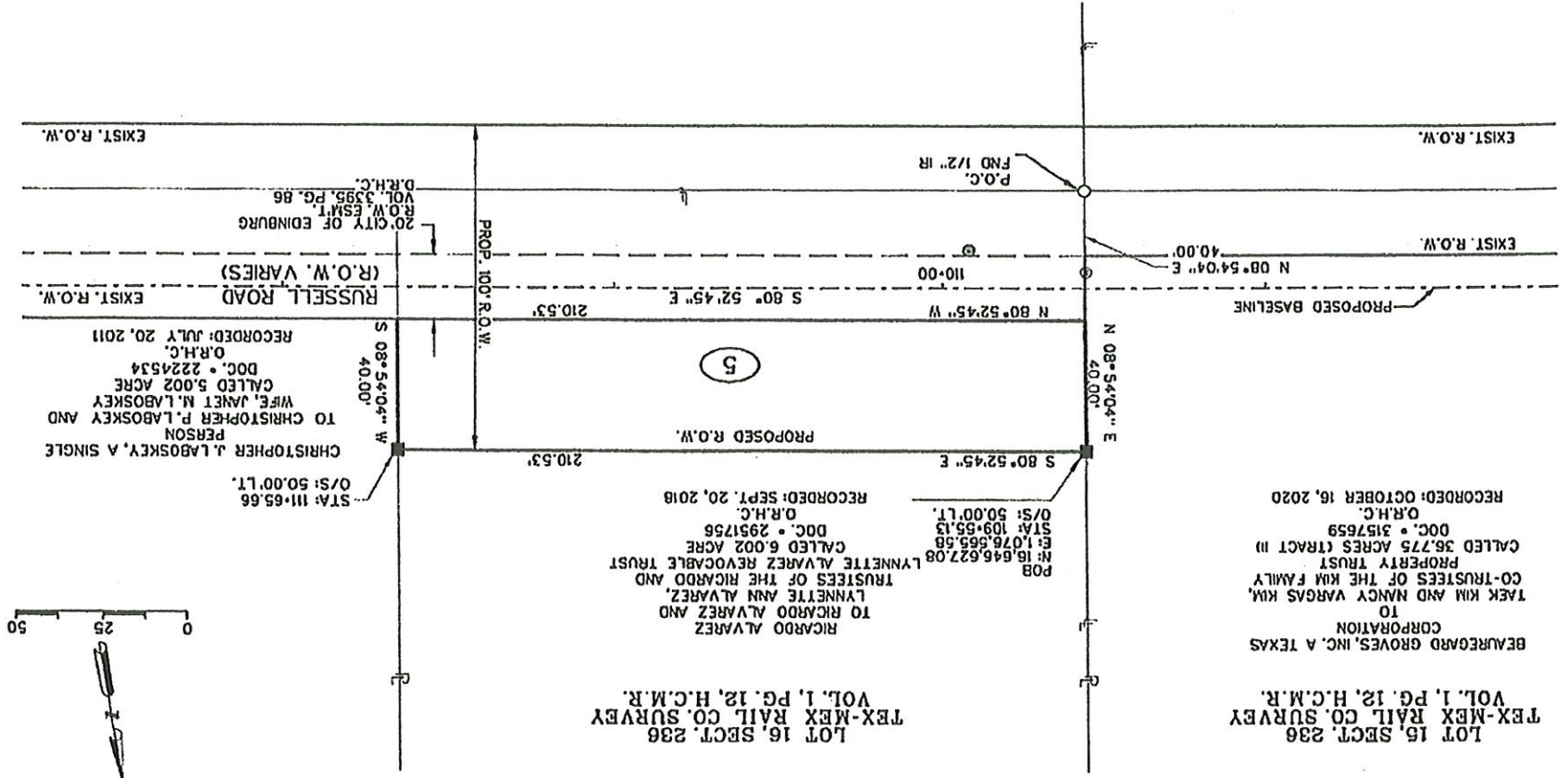
DATE

PARCEL PLAT
 SHOWING
 PARCEL 5
 RUSSELL ROAD
 (ROOYH ROAD TO MONNACK ROAD)
 HIDALGO COUNTY
 DECEMBER 2021



LOT 1, SECT. 233
 TEX-MEX RAIL CO. SURVEY
 VOL. 1, PG. 12, H.C.M.R.

LOT 2, SECT. 233
 TEX-MEX RAIL CO. SURVEY
 VOL. 1, PG. 12, H.C.M.R.



LOT 16, SECT. 236
 TEX-MEX RAIL CO. SURVEY
 VOL. 1, PG. 12, H.C.M.R.

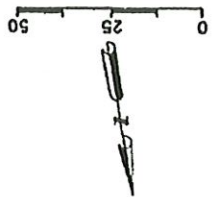
LOT 16, SECT. 236
 TEX-MEX RAIL CO. SURVEY
 VOL. 1, PG. 12, H.C.M.R.

RICARDO ALVAREZ
 TO RICARDO ALVAREZ AND
 LYNNETTE ANN ALVAREZ,
 TRUSTEES OF THE RICARDO AND
 LYNNETTE ALVAREZ REVOCABLE TRUST
 N 16,646,627.08
 E 1,076,563.58
 STA: 109+55.13
 O/S: 50.00 LT.
 D.R.H.C.
 RECORDED: SEPT. 20, 2018
 D.C. # 2951756
 CALLED 6.002 ACRE

BEAUREGARD GROVES, INC. A TEXAS
 CORPORATION
 TO
 TAEK KIM AND NANCY VARGAS KIM,
 CO-TRUSTEES OF THE KIM FAMILY
 PROPERTY TRUST
 CALLED 36.775 ACRES (TRACT III)
 D.C. # 3157659
 O.R.H.C.
 RECORDED: OCTOBER 16, 2020

CHRISTOPHER J. LABOSKEY, A SINGLE
 PERSON
 TO CHRISTOPHER P. LABOSKEY AND
 WIFE, JANET M. LABOSKEY
 CALLED 5.002 ACRE
 D.C. # 2224534
 O.R.H.C.
 RECORDED: JULY 20, 2011

PROPOSED R.O.W.
 210.53'
 N 80° 52' 45" W
 110.00'
 N 08° 54' 04" E
 40.00'
 EXIST. R.O.W.
 RUSSELL ROAD
 (R.O.W. VARIES)
 20' CITY OF EDINBURG
 R.O.W. ESM'T.
 VOL. 3395, PG. 86
 D.R.H.C.



**U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
SETTLEMENT STATEMENT**

B. TYPE OF LOAN
 1. FHA 2. FmHA 3. Conv. Unins. 4. VA 5. Conv. Ins.
 6. FILE NUMBER: 0003194070 7. LOAN NUMBER:
 8. MORTGAGE INS CASE NUMBER:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
 1.0 398 (0003194070 / 32)

D. NAME AND ADDRESS OF BUYER:
 Hidalgo County, Texas
 100 N. Closner, Edinburg, TX 78539

E. NAME AND ADDRESS OF SELLER:
 Ricardo Alvarez and Lynnette Ann Alvarez,
 Trustee of the The Ricardo and Lynnette Ann
 Alvarez Revocable Trust, under an instrument
 dated February 24, 2015
 2306 Wes Trenton Rd, Edinburg, TX 78539

G. PROPERTY LOCATION:
 5554 W. Mile 17 1/2 Rd
 Edinburg, TX 78539
 Lot(s): 16, Block: 236
 Texas Mexican Railway Company
 Parcel 5

H. SETTLEMENT AGENT:
 Sierra Title of Hidalgo County, Inc.
 3401 N. 10th Street
 McAllen, TX 78501

I. SETTLEMENT DATE:
 Dec 13th
 October 28, 2022

DISBURSEMENT DATE:
 Dec 13th
 October 28, 2022

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	29,345.45	401. Contract sales price	29,345.45
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)	1,152.56	403.	
104.		404.	
105.		405.	
<i>Adjustments for items paid by seller in advance</i>		<i>Adjustments for items paid by seller</i>	
106. City/Town taxes		406. City/Town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110. *****NO TAX PRORATIONS*****		410. *****NO TAX PRORATIONS*****	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	30,498.01	420. GROSS AMOUNT DUE TO SELLER	29,345.45
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
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.		504. Payoff of first mortgage loan	To:
205.		505. Payoff of second mortgage loan	To:
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<i>Adjustments for items unpaid by seller</i>		<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes		510. City/Town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215. *****NO TAX PRORATIONS*****		515. *****NO TAX PRORATIONS*****	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BUYER	0.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	0.00
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from Buyer (Line 120)	30,498.01	601. Gross amount due to Seller (Line 420)	29,345.45
302. Less amount paid by/for Buyer (Line 220)	()	602. Less reductions due Seller (Line 520)	(0.00)
303. CASH FROM BUYER	30,498.01	603. CASH TO SELLER	29,345.45

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price \$ @ %		PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:			
701.	to		
702.	to		
703. Commission Paid at Settlement			
The following persons, firms or corporations received a portion of the real estate commission amount shown above:			
704.	to		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801.	Loan Origination Fee	% to	
802.	Loan Discount	% to	
803.	Appraisal fee	to	
804.	Credit report	to	
805.	Lender's inspection fee	to	
806.	Mortgage insurance application fee	to	
807.	Assumption fee	to	
808.		to	
809.		to	
810.		to	
811.		to	
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest From 10/28/22 to 11/01/22 @ \$ /day (4 days %)		
902.	Mortgage insurance premium for month to		
903.	Hazard insurance premium for year to		
904.	for year to		
905.	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.	Annual assessments	Months @ \$ per Month	
1006.		Months @ \$ per Month	
1007.		Months @ \$ per Month	
1008.		Months @ \$ per Month	
1100. TITLE CHARGES			
1101.	Settlement or closing fee	to	
1102.	Abstract or title search	to	
1103.	Title examination	to	
1104.	Title insurance binder	to	
1105.	Document preparation	to	
1106.	Notary fees	to	
1107.	Attorney's fees (includes above item numbers:)	to	
1108.	Owner's policy premium (includes above item numbers:)	to Sierra Title of Hidalgo County, Inc.	358.00
1109.	Lender's coverage		
1110.	Owner's coverage \$ 29,345.45		358.00
1111.	State of Texas Policy Guaranty Fee (O) to Texas Title Insurance Guaranty Association		2.00
1112.	Tax Service to Tax Service of Hidalgo County		108.26
1113.	Document Preparation-Trust-Affidavit to King Law Firm		75.00
1114.	Escrow Fee to Sierra Title of Hidalgo County, Inc.		500.00
1115.	E filing fee (B) to Sierra Title of Hidalgo County, Inc.		4.30
1116.	Attorney Review Fee to King Law Firm		45.00
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording fees: Deed \$ 60.00; Mortgage ; Releases		60.00
1202.	City/County tax/stamps: Deed ; Mortgage		
1203.	State tax/stamps: Deed ; Mortgage		
1204.		to	
1205.		to	
1300. ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey	to	
1302.	Pest inspection	to	
1303.		to	
1304.		to	
1305.		to	
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			1,152.56
			0.00

HUD-1, Attachment

Buyer: Hidalgo County, Texas
100 N. Clossner
Edinburg, TX 78539

Seller: Ricardo Alvarez and Lynnette Ann
Alvarez, Trustee of the The Ricardo
and Lynnette Ann Alvarez Revocable
Trust, under an instrument dated
February 24, 2015
2306 Wes Trenton Rd
Edinburg, TX 78539

Lender:

Settlement Agent: Sierra Title of Hidalgo County, Inc.

(956)682-8321

Place of Settlement: 3401 N. 10th Street

McAllen, TX 78501

Settlement Date: ~~October 28, 2022~~

Disbursement Date: ~~October 28, 2022~~

Property Location: 5554 W. Mile 17 1/2 Rd

Edinburg, TX 78539

Lot(s): 16, Block: 236

Texas Mexican Railway Company

Parcel 5

Hidalgo County, Texas

BY: 
Alicia Vuittonet Rodriguez
Right of Way Agent for Brighton Group

Ricardo Alvarez and Lynnette Ann Alvarez, Trustee of
the The Ricardo and Lynnette Ann Alvarez Revocable
Trust, under an instrument dated February 24, 2015

BY: 
Ricardo Alvarez

Trustee
BY: 
Lynnette Ann Alvarez
Trustee

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of
the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this
transaction.



Sierra Title of Hidalgo County, Inc.
Settlement Agent