



SIERRA TITLE

of Hidalgo County, Inc.

June 17, 2026

Hidalgo County, Texas
100 N. Closner
Edinburg, TX 78539

Parcel 1

Ref: GF#3202225 Mangum to County of Hidalgo, TX

Legal Description: Lot 514 John H. Shary

Dear Ladies/Gentlemen:

In regards to the above referenced transaction enclosed please find the following documents:

- Notary Instruction Sheet- notary needs to fill out and return with the documents.
- Settlement Statement HUD
- Tax Proration Agreement
- Commissioners Court Subdivision Regulations.
- Attorney Notice
- Hud-1 Settlement Statement Addendum
- Controlled Business Arrangement Disclosure Statement
- Title Company Disclosures
- Deletion of Arbitration
- Hidalgo County Subdivision Regulations
- Waiver of Inspection
- Title Commitment

With the return of the documents please include a copy of the County minute's approving of the purchase of this property and a copy of Mr. Cortez current identification card.

Should you have any questions or need further assistance, please do not hesitate to contact our office at (956) 682-8321

Sincerely,

Nelly Martinez

L. SETTLEMENT CHARGES													
700. TOTAL COMMISSIONS 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 7/16/2026 to 8/1/2026 @ \$	/day (16 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	to											
(includes above item numbers:)													
1108.	Owner's policy premium	to	Sierra Title of Hidalgo County, Inc.						894.00				
(includes above item numbers:)													
1109.	Lender's coverage												
1110.	Owner's coverage	\$ 123,084.00	894.00										
1111.	State of Texas Policy Guaranty Fee (O)	to	Texas Title Insurance Guaranty Association						2.00				
1112.	Attorney Review Fee	to	King Law Firm						45.00				
1113.	E filing fee (B)	to	Sierra Title of Hidalgo County, Inc.						5.35				
1114.	Escrow Fee	to	Sierra Title of Hidalgo County, Inc.						500.00				
1115.	Tax Service	to	Tax Service of Hidalgo County						75.78				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES													
1201.	Recording fees;	Deed	\$51.00;	Mortgage	; Releases						51.00		
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)										1,573.13	0.00		