



SIERRA TITLE COMPANY

3401 N. 10th St., McAllen, Texas 78501 • TEL.: (956) 682-8321

July 9, 2026

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

Parcel 19

Re: GF#3202753

Seller: Rogelio Martinez and Feliciano Martinez

To Whom It May Concern:

Enclosed please find closing package for review and approval.

Once approved, please have the closing package executed by the Honorable County Judge, Richard F. Cortez.

Please send us copies of the minutes for the County with the closing package.

Thank you for your prompt attention to this matter.

Sincerely,

SIERRA TITLE OF HIDALGO COUNTY, INC

Benicia Santos

Benicia (Bennie) Santos

Escrow Officer

Enclosure: As stated.

A. 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: 0003202753 7. LOAN NUMBER: _____ 8. MORTGAGE INS CASE NUMBER: _____	
C. Note: <i>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.</i>			
D. NAME AND ADDRESS OF BUYER: County of Hidalgo, Texas 100 N. Closner, Edinburg, TX 78539		E. NAME AND ADDRESS OF SELLER: Rogelio Martinez and Feliciano Martinez 12128 N. Shary Road, Mission, TX 78573	
G. PROPERTY LOCATION: 12128 N. Shary Road Mission, TX 78573 Lot(s): 525 John H Shary Parcel 19		F. NAME AND ADDRESS OF LENDER: H. SETTLEMENT AGENT: Sierra Title of Hidalgo County, Inc. PLACE OF SETTLEMENT: 3401 N. 10th Street McAllen, TX 78501	
		I. SETTLEMENT DATE: July 09, 2026 DISBURSEMENT DATE: July 09, 2026	

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	28,000.00	401. Contract sales price	28,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)	1,074.48	403.	
104.		404.	
105.		405.	
<i>Adjustments for items paid by seller in advance</i>		<i>Adjustments for items paid by seller in advance</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	29,074.48	420. GROSS AMOUNT DUE TO SELLER	28,000.00
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)	171.64
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	171.64
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from Buyer (Line 120)	29,074.48	601. Gross amount due to Seller (Line 420)	28,000.00
302. Less amount paid by/for Buyer (Line 220)	(0.00)	602. Less reductions due Seller (Line 520)	(171.64)
303. CASH FROM BUYER	29,074.48	603. CASH TO SELLER	27,828.36

L. SETTLEMENT CHARGES												
700. TOTAL COMMISSIONS Based on Price								\$	@	%		
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 7/9/2026 to 8/1/2026 @ \$ /day (23 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.										347.00		
(includes above item numbers:)												
1109. Lender's coverage												
1110. Owner's coverage \$ 28,000.00 347.00												
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.										10.70		
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 \$55.00; Mortgage ; Releases										55.00		
1202. City/County tax/stamps; Deed ; Mortgage												
1203. State tax/stamps; Deed ; Mortgage												
1204. NSP Rogelio Martinez to Sierra Title of Hidalgo County, Inc.										39.00		
1205. to												
1300. ADDITIONAL SETTLEMENT CHARGES												
1301. Survey to												
1302. Pest inspection to												
1303. 2025 County tax acct: S2950-00-000-052 to Hidalgo County Tax Assessor											171.64	
1304. to												
1305. to												
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)										1,074.48	171.64	