



SIERRA TITLE

of Hidalgo County, Inc.

June 23, 2026

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

Parcel 2

Ref: GF#3202741 Magnum to Hidalgo County, Texas.

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

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: 0003202741 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 3/98 (0003202741/49)			
D. NAME AND ADDRESS OF BUYER: County of Hidalgo, Texas 100 N. Closner, Edinburg, TX 78539		E. NAME AND ADDRESS OF SELLER: William A Magnum and Maria E Magnum 11821 N. Shary Road, Mission, TX 78573	
G. PROPERTY LOCATION: 11821 N Shary Rd Mission, TX 78572 Lot(s): 514 John H Shary Parcel 2		H. SETTLEMENT AGENT: Sierra Title of Hidalgo County, Inc. PLACE OF SETTLEMENT: 3401 N. 10th Street McAllen, TX 78501	
		I. SETTLEMENT DATE: July 23, 2026 DISBURSEMENT DATE: July 23, 2026	

J. SUMMARY OF BUYER'S TRANSACTION <table style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">100. GROSS AMOUNT DUE FROM BUYER:</td> </tr> <tr> <td>101. Contract sales price</td> <td style="text-align: right;">7,564.00</td> </tr> <tr> <td>102. Personal property</td> <td></td> </tr> <tr> <td>103. Settlement charges to buyer (line 1400)</td> <td style="text-align: right;">1,066.91</td> </tr> <tr> <td>104.</td> <td></td> </tr> <tr> <td>105.</td> <td></td> </tr> <tr> <td colspan="2"><i>Adjustments for items paid by seller in advance</i></td> </tr> <tr> <td>106. City/Town taxes</td> <td></td> </tr> <tr> <td>107. County taxes</td> <td></td> </tr> <tr> <td>108. Assessments</td> <td></td> </tr> <tr> <td>109.</td> <td></td> </tr> <tr> <td>110. *****NO TAX PRORATIONS****</td> <td></td> </tr> <tr> <td>111.</td> <td></td> </tr> <tr> <td>112.</td> <td></td> </tr> <tr> <td>120. 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L. SETTLEMENT CHARGES						PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
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 7/23/2026 to 8/1/2026 @ \$	/day (9 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.		308.00		
(includes above item numbers:)							
1109.	Lender's coverage						
1110.	Owner's coverage	\$ 7,564.00		308.00			
1111.	Guaranty fee	to	Texas Title Insurance Guaranty Association		2.00		
1112.	Attorney Review Fee	to	King Law Firm		45.00		
1113.	Tax Service	to	Tax Service of Hidalgo County		151.56		
1114.	Escrow Fee	to	Sierra Title of Hidalgo County, Inc.		500.00		
1115.	E filing fee (B)	to	Sierra Title of Hidalgo County, Inc.		5.35		
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.		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)						1,066.91	0.00