



SIERRA TITLE

of Hidalgo County, Inc.

June 17, 2026

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

Parcel 5

Ref: GF#3202744 Luna 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

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: 0003202744 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 (0003202744/78)			
D. NAME AND ADDRESS OF BUYER: County of Hidalgo, Texas 100 N. Closner, Edinburg, TX 78539		E. NAME AND ADDRESS OF SELLER: Jose Arnoldo Luna and Jovita Luna 12055 N. Shary Road, Mission, TX 78573	
G. PROPERTY LOCATION: 12055 N. Shary Road Mission, TX 78572 Lot(s): 514 John H. Shary Parcel 5		H. SETTLEMENT AGENT: Sierra Title of Hidalgo County, Inc. PLACE OF SETTLEMENT: 3401 N. 10th Street McAllen, TX 78501	
		F. NAME AND ADDRESS OF LENDER: I. SETTLEMENT DATE: July 16, 2026 DISBURSEMENT DATE: July 16, 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 12,020.00	401. Contract sales price 12,020.00
102. Personal property	402. Personal property
103. Settlement charges to buyer (line 1400) 1,039.48	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 PRORATIONS*****	410. *****NO PRORATIONS*****
111.	411.
112.	412.
120. GROSS AMOUNT DUE FROM BUYER 13,059.48	420. GROSS AMOUNT DUE TO SELLER 12,020.00
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)
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 PRORATIONS*****	515. *****NO 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) 13,059.48	601. Gross amount due to Seller (Line 420) 12,020.00
302. Less amount paid by/for Buyer (Line 220) (0.00)	602. Less reductions due Seller (Line 520) (0.00)
303. CASH FROM BUYER 13,059.48	603. CASH TO SELLER 12,020.00

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.				308.00				
(includes above item numbers:)											
1109.	Lender's coverage										
1110.	Owner's coverage	\$ 12,020.00				308.00					
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	\$51.00;	Mortgage			51.00				
1202.	City/County tax/stamps;	Deed		Mortgage							
1203.	State tax/stamps;	Deed		Mortgage							
1204.	Not Same Person Jose A. Luna	to	Sierra Title of Hidalgo County, Inc.				47.00				
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)								1,039.48	0.00		