

ORDER AUTHORIZING PAYMENT FOR PROPERTY

(14.94 Acres Bamore)

On this the _____ day of _____, 2024, at a Regular Session Meeting of the Commissioners Court of Fort Bend County, Texas, on motion of Commissioner _____ and seconded by Commissioner _____, duly put and carried:

WHEREAS, on June 11, 2024 the Fort Bend County Commissioners Court (“County”) authorized the acquisition and purchase of a 14.94 acre tract of land located in the Henry Scott League, Abstract No. 83, Fort Bend County, Texas (the “Property”) and executed a commercial contract for the same; and

WHEREAS, the Closing Date for the Property is scheduled for August 16, 2024.

NOW THEREFORE, IT IS HEREBY APPROVED AND ORDERED that the Fort Bend County Commissioners Court:

1. Approves the purchase and funding for the acquisition of the Property based upon the terms and conditions contained in the HUD Settlement Statement (the “Closing Statement”) attached hereto as “Exhibit A” and incorporated by reference herein.
2. Authorizes K.P George, County Judge to approve and sign the Closing Statement attached hereto as Exhibit A and accept a Special Warranty Deed issued for the conveyance of the Property.
3. Authorizes the payment for the acquisition and closing of the Property and further authorizes the County Auditor and County Treasurer of Fort Bend County to issue payment for the purchase of the Property to the payee(s) as provided in the attached Closing Statement in the amount listed below:

Payee: Select Title
 1117 FM 359, Suite 110
 Richmond, Texas 77469
 (for the benefit of Sidney Mellon and Harry Mellon Estate, dba Mellon Enterprises)

Amount: One Million Eight Hundred Seventy Four Thousand Seven Hundred Eighty Seven and 35/100 Dollars (\$1,874,787.35).

4. Authorizes the County Auditor and County Treasurer of Fort Bend County to issue payment for estimated prorated taxes for the Property for the period of January 1, 2024 to August 16, 2024 to the Fort Bend County Tax Office in the amount of Sixty Seven and 55/100 Dollars (\$67.55) as provided in the attached Closing Statement.
5. Authorizes the Fort Bend County Clerk and/or her designees to record the Special Warranty Deed for the Property in the Official Public Records of Fort Bend County, Texas at no cost.

SIGNED and ENTERED this _____ day of _____, 2024.

FORT BEND COUNTY, TEXAS

KP GEORGE, COUNTY JUDGE

ATTEST:

LAURA RICHARD, COUNTY CLERK

EXHIBIT A

(Closing Statement Follows Behind)

A. Settlement Statement

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 022319795	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			
7. <input type="checkbox"/> Cash Sale.					

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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower Fort Bend County 301 Jackson Richmond, TX 77469	E. Name & Address of Seller Sidney Mellon and Harry Mellon Estate dba Mellon Enterprises 4709 Avenue H Rosenberg, TX 77471	F. Name & Address of Lender
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G. Property Location 14.94 acres, Henry Scott, A-83, Fort Bend County, Texas Bamore Road Rosenberg, TX 77471	H. Settlement Agent Name Select Title, LLC 1333 West Loop South, Suite 930 Houston, TX 77027 Tax ID: 27-1363400 Underwritten By: Agents National Title Insurance Company	I. Settlement Date 8/16/2024 Fund:
	Place of Settlement Select Title, LLC 1117 FM 359, Ste 110 Richmond, TX 77406	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$1,943,095.77	401. Contract Sales Price	\$1,943,095.77
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$37.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Assessment Taxes		408. Assessment Taxes	
109. School property taxes		409. School property taxes	
110. MUD Dues		410. MUD Dues	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$1,943,132.77	420. Gross Amount Due to Seller	\$1,943,095.77
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money/option fee	\$5,100.00	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$68,240.87
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/24 thru 08/16/24	\$67.55	511. County property taxes 01/01/24 thru 08/16/24	\$67.55
212. Assessment Taxes		512. Assessment Taxes	
213. School property taxes		513. School property taxes	
214. MUD Dues		514. MUD Dues	
215. Other taxes		515. Other taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$5,167.55	520. Total Reduction Amount Due Seller	\$68,308.42
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$1,943,132.77	601. Gross Amount due to seller (line 420)	\$1,943,095.77
302. Less amounts paid by/for borrower (line 220)	\$5,167.55	602. Less reductions in amt. due seller (line 520)	\$68,308.42
303. Cash From Borrower	\$1,937,965.22	603. Cash To Seller	\$1,874,787.35

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price	\$1,943,095.77	@3 % = \$58,292.87		Borrower's	Seller's
Division of Commission (line 700) as follows:				Funds at	Funds at
701. \$0.00	to			Settlement	Settlement
702. \$58,292.87	to	JPR Commercial Real Estate, Inc.			
703. Commission Paid at Settlement				\$0.00	\$58,292.87
704. The following parties, persons, firms or	to				
705. corporations have received a portion of	to				
706. the real estate commission shown above:	to				
707.	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		to			
807. Assumption Fee		to			
900. Items Required by Lender To Be Paid in Advance					
901. Interest from	8/16/2024	to	9/1/2024 @ \$0/day		
902. Mortgage Insurance Premium for	months	to			
903. Hazard Insurance Premium for	years	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 @	\$9.00	per month		
1005. Assessment Taxes	months @		per month		
1006. School property taxes	months @		per month		
1007. MUD Dues	months @		per month		
1008. Other taxes	months @		per month		
1011. Aggregate Adjustment					
1100. Title Charges					
1101. Settlement or closing fee	to	Select Title, LLC			
1102. Abstract or title search	to	Select Title, LLC			
1103. Title examination	to	Select Title, LLC			
1104. Title insurance binder	to	Select Title, LLC			
1105. Document preparation - Deed	to	The Elder Law Firm			\$195.00
1106. Notary fees	to				
1107. Attorney's fees	to				
(includes above items numbers:)			
1108. Title insurance	to	Select Title, LLC			\$9,659.00
(includes above items numbers:)			
1109. Lender's coverage	\$0.00/\$0.00	.			
1110. Owner's coverage	\$1,943,095.77/\$9,659.00				
1111.	to				
1112. State of Texas Policy Guaranty Fee.	to	Texas Title Insurance Guaranty Association			\$2.00
1113. Escrow/Closing Fee	to	Select Title, LLC			
1114. Tax Certificate Fee	to	Title Tax, LLC			\$92.00
1115. Document/Delivery Fee	to	Select Title, LLC			
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$31.00 ; Mortgage ; Rel	to	Select Title, LLC	\$31.00	
1202. City/county tax/stamps	Deed ; Mortgage	to			
1203. State tax/stamps	Deed ; Mortgage	to			
1204.	to				
1205. Recording Fee:	to	Select Title, LLC			
1206. Recording Fee:	to	Select Title, LLC			
1207. e-Recording Fee	to	Select Title, LLC		\$6.00	
1300. Additional Settlement Charges					
1301. Survey	to				
1302. HOA Transfer Fee	to				
1303. Home Warranty	to				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$37.00	\$68,240.87

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

By KP George, County Judge

Sidney Mellon

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Rebecca Mellon Kay, as Independent Executrix
of the Estate of Harry Lee Mellon, Deceased

Settlement Agent

Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Previous Editions are Obsolete

form **HUD-1** (3/86)
Handbook 4305.2