

**Reunion Title**

**REUNION** TITLE

1700 Redbud Boulevard, Suite 300 • McKinney, TX 75069

Office Phone: (214)544-4090 Office Fax: (214)544-4040

**Buyer's Settlement Statement**

<b>Property Address:</b>	7150 Old Valdasta Road, Blue Ridge, TX 75424; 93.756 acres, Collin County, Texas	<b>File No:</b>	2018-420742-RU
		<b>Officer:</b>	Kathy Ruiz/KR
		<b>Settlement Date:</b>	TBD
		<b>Disbursement Date:</b>	TBD
		<b>Print Date:</b>	01/05/2026, 3:31 PM
<b>Buyer Address:</b>	Collin County 2100 Bloomdale Rd, McKinney, TX 75071		
<b>Seller Address:</b>	The Marvin and Regina Sweetin Living Trust 8948 FM 1827, Anna, TX 75409		

Charge Description	Buyer Charge	Buyer Credit
<b>Consideration:</b>		
Total Consideration	4,500,000.00	
<b>Title/Escrow Charges to:</b>		
Escrow Fee to Reunion Title	490.00	
Recording Fees to Co. Clerk to Reunion Title	44.00	
E Recording Fees@\$6.29/ea to Reunion Title	6.29	
Texas Guaranty Fee - Owner Title Policy to TX Title Insurance Guaranty Association	2.00	
1000 T-1/T-1R Single OTP (R-1) to Reunion Title	20,730.00	
<b>Cash (X From) ( To) Buyer</b>		4,521,272.29
<b>Totals</b>	4,521,272.29	4,521,272.29

Seller/Buyer understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller/Buyer understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Buyer and Seller direct.

The undersigned hereby authorizes Reunion Title to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

**BUYER(S):**

Collin County

By: \_\_\_\_\_  
 Name: Chris Hill  
 Title: County Judge

Reunion Title

By \_\_\_\_\_  
 Kathy Ruiz

Initials: \_\_\_\_\_

**ADDENDUM TO SETTLEMENT STATEMENT**

FILE NO: 2018-420742-RU

DATE: 01/\_\_\_\_/2026

SELLER: The Marvin & Regina Sweetin Living Trust

PURCHASER: Collin County

SETTLEMENT OR ESCROW AGENT: Reunion Title

TIN:20-3348643

ADDRESS OF SETTLEMENT AGENT: 1700 Redbud Boulevard, Suite 300, McKinney, TX 75069

**COMMISSION PAID AT SETTLEMENT**

Sellers (Listing) Broker Name: Texas Ally Real Estate Group, LLC Commission Amount: \$270,000.00

Sellers (Listing) Agent Name:

Buyer's (Selling) Broker Name: N/A

Commission Amount: \$0.00

Buyer's (Selling) Agent Name:

**DISCLOSURE REQUIRED BY SECTION 2702.053 INSURANCE CODE**

Underwriter: First American Title Guaranty Company

Premium Amount: 15%

Agent: Reunion Title

Premium Amount: 20%

Other: Abernathy, Roeder, Boyd & Hullett PC

Premium Amount: 65%

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Reunion Title to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

Collin County

By: \_\_\_\_\_

Name: Chris Hill

Title: County Judge

**Reunion Title**

By: \_\_\_\_\_

Kathy Ruiz

## POST CLOSING – BUYER INFORMATION

GF#: 2018-420742-RU

County: Collin

### Collin County

Name \_\_\_\_\_ SSN \_\_\_\_\_

### 2100 Bloomdale Rd

Mailing Address \_\_\_\_\_

### McKinney

City \_\_\_\_\_ TX \_\_\_\_\_ 75071 \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Work Phone Number \_\_\_\_\_ Home Phone Number \_\_\_\_\_ Cell Phone Number \_\_\_\_\_

**(214)686-7116**

### jkleinheksel@co.collin.tx.us

E-Mail Address \_\_\_\_\_ 2nd E-Mail Address \_\_\_\_\_

**We the undersigned hereby authorize Reunion Title to forward the recorded Warranty Deed and the Owners Title Policy to the above email address.**

**The undersigned does hereby authorize Reunion Title to forward the information contained herein to the Property Owners' Association (if applicable), and we acknowledge that this information will be used by the Association for all Association communications.**

**The undersigned also authorizes our Lender(s) and/or the Property Owners' Association (if applicable) to discuss our transaction and any post closing matters with Reunion Title**

Collin County

By: \_\_\_\_\_

Name: Chris Hill  
Title: County Judge

**Confirmed this \_\_\_\_\_ day of January, 2026**

Reunion Title

By: \_\_\_\_\_

Kathy Ruiz

**Notice - Please review your closing documents carefully. All files are preserved electronically in accordance with state law and only those documents required by the Texas Department of Insurance, which do not include the Lenders documents, are capable of being replicated.**