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+ATTORNEY - MEDIATOR

June 18, 2013

RECEIVED
CRIMINAL JUSTICE COURT
2013 JUN 20 AM 10:24

Judge Keith Self
Collin County Administration Building
2300 Bloomdale Rd., Suite 4192
McKinney, Texas 75071

Re: Offer from Safari Development, LLC to purchase
Lots 871, 872 and 873 of the McKinney Outlots, McKinney, Texas

Dear Judge Self:

Safari Development, LLC has offered to purchase Lots 871, 872 and 873 of the McKinney Outlots, McKinney, Texas (BEING LOT 871 AND 872 OF THE MCKINNEY OUTLOTS ADDITION, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 3256, PAGE 66 OF THE COLLIN COUNTY DEED RECORDS) and (BEING LOT 873 OF THE MCKINNEY OUTLOTS ADDITION, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME J, PAGE 459 OF THE COLLIN COUNTY DEED RECORDS) for \$8,145.00.

Lot 871 and 872 were sold at a Sheriff's Sale on April 1, 2008 pursuant to delinquent tax collection suit number 199-00547-07. Lot 873 was sold at a Sheriff's Sale on April 5, 2011 pursuant to delinquent tax collection suit number 219-01631-2008. There were no bidders on either property and the properties were struck off to the City for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$10,000.00 for Lots 871 and 872 and \$7,875 for Lot 873. Lot 871 and 872 were struck off for the total judgment amount, \$10,154.41, which includes taxes, penalties and interest, costs of court and costs of sale. Lot 873 was struck off for the total judgment amount, \$7,196.31, which includes taxes, penalties and interest, costs of court and costs of sale.

Pursuant to the Texas Property Tax Code the court costs and costs of sale must be paid first out of the proceeds of a resale. The remainder would be distributed to the taxing jurisdictions pro-rata. Those costs total \$6,475.37. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$8,415.00 for the property, the property may be sold for that amount. Each jurisdiction must execute the deed.

If your entity decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "D. McCall". The signature is written in a cursive style with a large initial "D" and a distinct "McCall" ending.

David McCall

Enclosure