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+ATTORNEY - MEDIATOR

July 2, 2013

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

Re: Offer from Safari Development, LLC to purchase  
408 Main St., McKinney, Texas

Dear Judge Self:

Safari Development, LLC has offered to purchase 408 Main St., McKinney, Texas (BEING PART OF LOTS 11 AND 12, BLOCK 6, OF THE H. & T. C. RAILROAD ADDITION, COMMONLY KNOWN AS 408 MAIN STREET, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 883, PAGE 695 OF THE COLLIN COUNTY DEED RECORDS) for \$13,500.00.

The property sold at a Sheriff's Sale on May 5, 1992 pursuant to delinquent tax collection suit number 199-02246-89. There were no bidders on the property and the property was struck off to the City for itself and on behalf of the other taxing jurisdictions. After the date of the sale, the house at 408 Main St. was determined to be substandard structure and a danger to the life, health, property and safety of the public. The structure was subsequently demolished by the City of McKinney.

The property's most recent value according to the Appraisal District is \$23,771. The property was struck off for the total judgment amount, \$8,596.80, which includes taxes, penalties and interest, and costs of court. Please note that the sale of the property was conducted by the Collin County Sheriff's Department. The Sheriff's Department has indicated that they have no costs due on the sale.

Pursuant to the Texas Property Tax Code, the costs of maintaining, preserving and safekeeping must be paid first out of the proceeds of a resale. After these expenses, the court costs and costs of sale must be paid, and then the remainder would be distributed to the taxing jurisdictions pro-rata. These costs, including the demolition of the improvements and post sale eviction expenses paid by Gay & McCall, total \$4,718.26. As the offer is for more than the minimum bid at the Sheriff's Sale plus post sale expenses, all amounts due under the judgment will be paid. A breakdown of amounts each taxing entity will receive is enclosed.

If any taxing jurisdictions agree to accept \$13,500.00 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 "David McCall", written in a cursive style.

David McCall

Enclosure