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+ATTORNEY - MEDIATOR

February 27, 2014

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

RECEIVED
COMMISSIONERS COURT
2014 MAR -4 AM 9:51

Re: Offer from Safari Development, LLC to purchase
605 Howard Street and Tract 247 of the William Davis Survey, McKinney, Texas

Dear Judge Self:

Safari Development, LLC has offered to purchase 605 Howard Street and Tract 247 of the William Davis Survey, McKinney, Texas (BEING LOT 876 OF THE MCKINNEY OUTLOTS ADDITION, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 212, PAGE 202 OF THE COLLIN COUNTY DEED RECORDS) and (BEING .5 ACRES OF LAND, BLOCK 3, TRACT 247 OUT OF ABSTRACT 248 IN THE WILLIAM DAVIS SURVEY, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 144, PAGE 472 OF THE COLLIN COUNTY DEED RECORDS) for \$10,918.00.

The properties were sold at a Sheriff's Sale on June 4, 2013 pursuant to delinquent tax collection suit number 296-00135-08. 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.

The property's most recent value according to the Appraisal District is \$12,600.00 for 605 Howard St. and \$17,500.00 for Tract 247. The properties were struck off for the total judgment amount, \$21,190.89, which includes taxes, penalties and interest, demolition lien, 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 \$8,284.34. A breakdown of amounts each taxing entity will receive is enclosed.

In addition, the City has a demolition lien on the property which will be extinguished by this sale. Pursuant to the Texas Property Tax Code, this lien is only paid if there are excess proceeds after all entities are paid the full amount of taxes due.

If all taxing jurisdictions agree to accept \$10,918 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