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Joe Aston III
*Real Estate, Probate, Estate
Planning, and Banking Law*

Nick Warden, *Retired*

July 30, 2019

Jon Trace Hailey and Susie A. Potter
2808 Condor Dr.
Irving, Tx 75060

Jon Trace Hailey and Susie A. Potter
FM 1778
Copeville, Tx 75121

Re: Purchase of portion of Williams Street, Copeville, Tx

Dear Mr. Hailey and Ms. Potter:

I am assisting Larry Jones concerning the sale of his house located at 15681 FM 1778, Copeville, Tx. The survey of Mr. Jones' property indicates that the southeast corner of his house slightly protrudes into the right-of-way of the platted street named Williams Street, for the town of Copeville, Tx. That same survey also indicates that your house located due east of Mr. Jones' house, is almost entirely located in that same right-of-way for Williams Street.

Upon inquiry by Mr. Jones with the representatives for Collin County, specifically Mr. Jeff Durham, the County has proposed to sell all or a portion of Williams Street to Mr. Jones in order to clarify this matter. They are also willing to sell to you a similar portion of Williams Street in order to clarify your issue of your house being located in that same road right-of-way. Are you interested in purchasing any of that right-of-way along with Mr. Jones? If not, do you have any issues with allowing Mr. Jones to purchase the entirety of that right-of-way so that he can move forward with the sale of his house next to you?

You can reach Mr. Jones by phone at 972-843-8328, and his mailing address is PO Box 153, Copeville, Tx 75121. My contact information is set forth above.

Please contact Mr. Jones at your earliest convenience so that we can proceed with this matter in an effort to clarify this encroachment issue. Mr. Jones has tried on multiple occasions to contact you or whoever occupies the house next to his house there in Copeville, but he has not been successful in getting anyone to respond. He is not trying to do anything that would disadvantage you or your ownership of that property next door. It is necessary that you not ignore this letter and that you contact Mr. Jones so that he can further explain to you what the County reps are telling him is necessary in order to clean this matter

up, as concerns the title issues and access issues which appear to be affecting both properties.

Please let Mr. Jones or me hear something from you within the next 7 to 10 days. Your cooperation in this matter will be greatly appreciated.

Sincerely yours,


Joe Aston III

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