

November 18, 2019

Collin County Engineering
4690 Community Avenue, Suite 200
McKinney, Texas 75071
Attn: Jeff Durham, Engineering Projects Manager

Re: Potential purchase of a portion of Williams Street and/or Second Street in Copeville, Tx,
By Larry Jones

Dear Mr. Durham:

As you are aware, I own a piece of real property that is located at 15681 FM 1778, in the town of Copeville, Tx 75121. I originally purchased this property several years ago, and I built a small frame house on the property which was used by relatives of mine for residential purposes. After the relatives ceased using the property, I started using the property as rental property, and that has been my primary usage of the property for the last several years. The property sits on the north side of FM 1778 there in Copeville, and the street access to the property exists by virtue of a rock road that proceeds north from FM 1778 and serves as a driveway for both the house that I reference herein, along with another house that is owned by Jon Trace Hailey, which house lies to the east of and contiguous to my property.

As I have gotten older, I am trying to simplify my life somewhat, and I have decided that I would like to sell my property located at 15681 FM 1778, Copeville, Tx. When I ordered a survey of the property, the survey indicated that my house may extend into the mapped right-of-way for Williams Street (an 80 foot ROW street) there in Copeville. A copy of the survey as prepared by Raul Reyes, per my request, is attached for your convenience and for your information in looking at my property per the survey. When I purchased the property, my Deed showed that I received Lots 5 and 6, of Block 15 of the town of Copeville, Tx, and the survey purports to show that.

When I became aware that my property may have access issues or protrusion issues per the survey drawing, I also became aware that my adjoining neighbor may have the same issues. Therefore, I proceeded to reach out to him and sent him a letter dated July 30, 2019, explaining that it appeared to me that he probably had the same issues that I did concerning proper vehicular access and possible protrusion issues with his house possibly sitting squarely in the right-of-way for Williams Street. I have attached a copy of that letter for your information as well. However, I did not receive any response to that letter from Mr. Jon Trace Hailey or Susie A. Potter. I even made attempts to contact them individually, but that proved unsuccessful as well.

Therefore, I would like to move forward with my efforts to sell my property located at 15681 FM 1778 in Copeville, and I would be interested in purchasing from Collin County or whoever is the legal owner of such property, a strip of Williams Street being a minimum of 40

feet in width extending from the north ROW of FM 1778 and extending northward to my property extending along the southerly boundary of Lot 5, Block 15 as shown by the survey which I have provided, so that my property would have proper access to FM 1778 and so that the protrusion of my house into the ROW of Williams Street would be corrected and clarified. I would entertain other proposals that the County might have if this proposal is not suitable. Also, it is not my intention to landlock or deny Mr. Hailey/Ms. Potter access to their property lying to my east, but I have not been able to get them to respond to my efforts at contact.

I have a couple of people who are very interested in purchasing my property, but I need to rectify the access and the protrusion issues to the satisfaction of the title company so that I can proceed further. I stand ready to pursue this matter after you have had an opportunity to consider my request. I understand that the price or value of the property is to be set by Collin County by virtue of appraisal, is that correct? Please let me know how I need to proceed.

Sincerely yours,

A handwritten signature in blue ink that reads "Larry Jones". The signature is fluid and cursive, with a long horizontal stroke at the end.

Larry Jones
PO Box 153
Copeville, Tx 75121
972-843-8328