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+ATTORNEY - MEDIATOR

May 17, 2013

RECEIVED
COMMISSIONER'S COURT
2013 MAY 22 AM 9:53

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

Re: Offer from Safari Development, LLC to purchase
Lots 13 and 14, Underwood Addition, McKinney, Texas

Dear Judge Self:

Safari development, LLC has offered to purchase Lots 13 and 14 of the Underwood Addition, McKinney, Texas (BEING LOTS 13 AND 14 OF THE UNDERWOOD ADDITION, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AS RECORDED IN VOLUME 3708, PAGE 363 OF THE COLLIN COUNTY DEED RECORDS) for \$2,390.00.

This property was sold at a Sheriff's Sale on August 6, 1991 pursuant to delinquent tax collection suit number 296-811-90. There were no bidders and the property was struck off to the City of McKinney for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District for each lot is \$10,000.00. At the time of sale, each lot was valued at \$1,500. The sale in which the properties were struck off included 3 other lots. 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 in this case were previously paid in full through a resale of one of the other lots in the Judgment. A breakdown of amounts each taxing entity will receive is enclosed.

If any taxing jurisdictions agree to accept \$2,390.00 for the property, the property may be sold for that amount, as the offer would pay all amounts due under the judgment to each of the taxing entities. 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". The signature is written in a cursive style with a large initial "D" and "M".

David McCall

Enclosure