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^BOARD CERTIFIED-CIVIL TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION

+ATTORNEY - MEDIATOR

JANUARY 14, 2014

Farmersville ISD: Jeff Adams
Collin County: Judge Keith Self
Collin County Community College: Mr. Ralph Hall

Re: Being Lot 16, of Lavon Beach Estates Addition, Collin County, Texas as
Recorded in Vol. 5988 Page 4447, of the Collin County Deed Records.
Account No.: R077800001601

The above referenced property was sent to Sheriff's Sale in August, 2005. The property was not purchased and is now in the name of FARMERSVILLE ISD/COLLIN COUNTY/COLLIN COUNTY CCD.

Attached is a letter from Tony Rivernbark, making a private offer in the amount of \$1,500.00 for the property. The Appraised Value on this lot is \$8,000.00. This property has been struck back since 2005 and no other bids have benn submitted.

If you agree to accept this offer, please sign the attached sheet and return to our office in the enclosed envelope.

Sincerely,

David McCall
Attorney for Farmersville ISD/Collin County/
and Collin County CCD

DM/pm

PRIVATE BID ON R077800001601/RIVENBARK

PLEASE SIGN IF AGREED AND HAVE A WITNESS SIGN.

AGREED

WITNESS

TAXING ENTITY: _____

TITLE: _____

Tony Rivenbark
2214 Village Crest Drive
Garland, Texas 75044
E-Mail: TonyRivenbark@tx.rr.com
Phone: (972) 571-6705

January 6, 2014

Pam McGuffey
777 East 15th Street
Plano, Texas 75074
(972) 424-8501

Hi Pam,

Thank you for returning my call so quickly the other day concerning Lot 16 at Lavon

As we discussed, with your help, I would like to place a bid of 1,500.00 dollars for the purchase of that lot. A more detailed description of the property is noted below. If the bid is accepted I am prepared to complete the transaction immediately.

Thank you so much for your help.

Sincerely,



Tony Rivenbark

Property Description:

Owner: Farmersville ISD & Collin City Etal
Location: Lavon Beach Estates Lot 16
Property ID: 1238547
Geographic ID : R-0778-000-0160-1

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JANUARY 23, 2014

Collin County: Judge Keith Self

Collin County Community College: Mr. Ralph Hall

Re: The attached description under IDENTITY OF TRACTS

The above referenced properties were struck back properties that are now in the name of CITY OF NEVADA/COLLIN COUNTY/COLLIN COUNTY CCD/ and COMMUNITY ISD.

Attached is a request from the City of Nevada and Community ISD from their attorney, TRACY POUNDERS. The City of Nevada is making a private offer on these tracts. We were asked by Mr. Pounders to please send to you for the approval of such bid.

If you agree to accept this offer, please sign the attached sheet and return to our office in the enclosed envelope.

Sincerely,


David McCall

Attorney for Collin County/
and Collin County CCD

DM/pm

The City of Nevada would like to purchase 4 tax foreclosed tracts for a total of \$4.00 by private sale pursuant to Texas Property Tax Code Section 34.05(i). The properties will be used for legal municipal purposes. The City of Nevada and Community ISD have already approved the sale; the approval of Collin County and Collin County Community College District is still needed. Please forward this request to Collin County and Collin County Community College District for their consideration. If you need additional information please let me know.

ACTION REQUESTED: To approve the private sale of 4 tax foreclosed tracts of real property located generally at 307 Kerens Street in Nevada, Texas (the "Property") for ONE AND NO/100 (\$1.00) DOLLAR each, for a total of FOUR AND NO/100 (\$4.00) DOLLARS, to THE CITY OF NEVADA.

IDENTITY OF TRACTS:

- The first and second tracts, identified by Collin CAD Tax Account Numbers R094600300901 (NEVADA-ORIGINAL DONATION; BLK ; 3; LOT 9; .16 ACRES) & R094600301001 (NEVADA-ORIGINAL DONATION; BLK ; 3; LOT 10; .16 ACRES), were bid off to the City of Nevada, Collin County, Collin College and the Community ISD pursuant to judgment in Cause No. 401-02068-2009 on June 5, 2012.
- The third and fourth tracts, identified by Collin CAD Tax Account Numbers R094600301101 (NEVADA-ORIGINAL DONATION; BLK ; 3; LOT 11; .16 ACRES) & R094600301201 (NEVADA-ORIGINAL DONATION; BLK ; 3; LOT 12; .1 ACRES), were bid off to the City of Nevada, Collin County, Collin County Community College District and the Community ISD pursuant to judgment in Cause No. 416-02704-2009, on April 5, 2011.

LEGAL AUTHORITY. This re-sale of the property is made pursuant to Texas Property Tax Code Section 34.05(i) and is made contingent upon the approval of all taxing units in the judgments: City of Nevada, Community ISD, Collin County and Collin County Community College District. The City of Nevada and Community ISD have already approved the sale. The proceeds from the sale will be distributed in accordance with Texas Property Tax Code.

REASONABLENESS OF OFFER. The marketability of the properties to potential investors or other buyers, given their condition and location, is considered by the City of Nevada to be extremely limited. The City of Nevada believes that it is in the best interest of the community that full and complete title to the properties be given to it so that the existing nuisances on them may be appropriately abated. The tracts will require significant clean-up and remediation, which the City of Nevada is committed to do as part of the maintenance of the properties; the City of Nevada has already expended significant municipal resources in past clean-up and remediation of the properties and hopes that this effort and public investment will be rewarded as the properties are converted to a legal municipal use. The City of Nevada currently intends to use the four contiguous tracts for public park, recreational or other legal municipal use, yet to be determined.

FOR MORE INFORMATION, please feel free to contact Mr. Tracy A. Pounders, attorney for the City of Nevada, at (214) 628-4357 or tracy@pounderslaw.com.

Thank you for your help with this. I truly appreciate your assistance.

PRIVATE BID: CITY OF NEVADA

PLEASE SIGN IF AGREED AND HAVE A WITNESS SIGN.

AGREED

WITNESS

TAXING ENTITY: _____

TITLE: _____