

LAW OFFICES  
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+ATTORNEY - MEDIATOR

October 7, 2015

Mr. Kenneth Lynn  
3452 Spur 399  
McKinney, TX 75069

Re: Offer from the City of Plano to purchase  
1204 H Place, Plano, Texas

Dear Mr. Lynn:

The City of Plano has offered to purchase 1204 H Place, Plano, Collin County, Texas (BEING LOT 6B, BLOCK 18, OF PLANO ORIGINAL DONATION ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS AS DESCRIBED IN VOL.1021, PAGE 474, OF THE COLLIN COUNTY DEED RECORDS) for \$13,186.90. The City of Plano wishes to acquire this property for use in its urban renewal program.

This property was sold at a Sheriff's Sale on December 3, 2012 pursuant to delinquent tax collection suit number 416-03954-2011. There were no bidders and the property was struck off to the County for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$32,219.00. The property was struck off for the total judgment amount, \$13,186.90, which includes taxes, penalties and interest, costs of court, and costs of sale.

As the offer is equal to the minimum bid at the Sheriff's Sale, all amounts due under the judgment will be paid. A breakdown of amounts each taxing entity will receive is enclosed.

If all taxing jurisdictions agree to accept \$13,186.90 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 in the enclosed self-addressed, stamped envelope.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,



David McCall

Enclosure

Distribution of Proceeds

1204 H Pl., Plano, Texas

R0340018006B1

Cause no.: 416-03954-2011

Judgment date: August 28, 2012

Sheriff's sale: December 3, 2012

Judgment amounts:	City	\$ 2,313.07
	County	\$ 1,112.53
	CCCCD	\$ 387.92
	PISD	<u>\$ 6,855.13</u>
	Total	\$10,668.65

Court costs: \$1,732.60

Constable's fees for sale: \$94.75

Publication fees for sheriff's sale, paid by Gay & McCall \$690.90

Resale price: \$13,186.90.

Proceeds to be distributed as follows:

1. Collin County District Clerk	\$1,732.60	Court costs
2. Constable Shane Williams	\$94.75	Costs of sale
3. Gay, McCall, Isaacks, Gordon & Roberts	\$690.90	Publication fee paid by law firm
4. Collin County Tax Assessor	<u>\$10,668.65</u>	<u>\$6,855.13</u> for PISD; \$2,313.07 for City; \$1,112.53 for County.; \$387.92 for CCCCCD
Total	\$13,186.90	

SPECIAL WARRANTY DEED

Date: \_\_\_\_\_, 2015

Grantor: PLANO INDEPENDENT SCHOOL DISTRICT, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

Grantor's Mailing Address (including county):

2300 Bloomdale Rd.  
McKinney, Texas 75071  
Collin County

Grantee: City of Plano

Grantee's Mailing Address (including county):

P.O. Box 860358  
Plano, Texas 75086  
Collin County

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Property described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
2. Visible and apparent easements over or across subject property.
3. Rights of parties in possession.
4. Any and all easements, restrictions, covenants, conditions and reservations of record, if any, applicable to the herein conveyed property or any part hereof.
5. Any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

The intent of this Special Warranty Deed is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. 416-03954-2011 in the 416th Judicial District Court, Collin County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

PLANO INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_, \_\_\_\_\_ of the Plano Independent School District as the act and deed of said Plano Independent School District.

\_\_\_\_\_  
Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

COLLIN COUNTY, TEXAS

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_, \_\_\_\_\_ of Collin County, Texas as the act and deed of said Collin County, Texas.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

(Acknowledgment)

THE STATE OF TEXAS           §

COUNTY OF COLLIN           §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_,

\_\_\_\_\_ of the Collin County Community College District as the act and deed of said Collin County Community College District.

\_\_\_\_\_  
Notary Public, State of Texas

Notary's name, (printed):

Notary's commission expires: \_\_\_\_\_

EXHIBIT A

BEING LOT 6B, BLOCK 18, OF PLANO ORIGINAL DONATION ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS AS DESCRIBED IN VOL. 1021, PAGE 474, OF THE COLLIN COUNTY DEED RECORDS