



118 EAST RIVERSIDE DRIVE, ROW-RES, AUSTIN, TEXAS 78704 | 512.416.2485

November 18, 2020

RE: Potential Sale of State-Owned Property
Texas Department of Transportation
+/- 2.557 acres
Allen, TX

City of Allen
Chris Flanigan
cflanigan@cityofallen.org

Dear Potential Purchaser:

This intent of this letter is to provide notice that the Texas Department of Transportation ("TxDOT") is in possession of the fully executed conveyance instrument associated with this transaction and is ready to complete the sale. The transaction must be closed within 60 days from the receipt of this notice or the transaction will be cancelled and any deposited funds will be forfeited.

In addition to the funds owed to TxDOT, you as the purchaser must also reimburse a third party for their expenses in procuring the survey and appraisal for this transaction. That balance of Seven Thousand Two Hundred Sixty and No/100 Dollars (\$7,260.00) can only be made through a cashier's check or money order made payable to Michael Westfall and mailed to TxDOT at the address below for confirmation and forwarding.

Texas Department of Transportation
Attn: ROW-RES
118 East Riverside Drive
Austin, Texas 78704

Itemization	Payable to TxDOT	Payable to 3 rd Party
Purchase Price	\$195,000.00	
Survey Fee		\$4,500.00
Appraisal Fee		\$2,760.00
Service Fee		
Legal Notice Expense		
Less Down Payment		
Total Remaining Balance	\$195,000.00	\$7,260.00

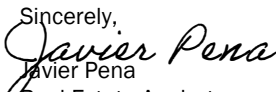
The remaining balance owed to TxDOT of One Hundred Ninety-Five Thousand and No/100 Dollars (\$195,000.00) may be paid by cashier's check, money order, or may be wired electronically.

If a cashier's check or money order will be sent, it should be made payable to the Texas Department of Transportation and mailed to the following address:

Texas Department of Transportation
Attn: Finance Land Sales
P.O. Box 149001
Austin, Texas 78714-9001

***Note that funds cannot be accepted by express delivery.**

For wiring instructions or if you will be closing through a title insurance company, please contact Javier Pena at Javier.pena@txdot.gov and by phone at 512-416-2853.

Sincerely,

Javier Pena
Real Estate Analyst
Right of Way Division