



## Notice of Bid Opening for Real Property at 804 Schoolhouse Road

Dates of Advertisement: October 7 and 14, 2018

Bids Due: November 2, 2018 at 5 p.m.

Bid Opening: November 5, 2018 at 10 a.m.

City of Haslet, 101 Main St., Haslet TX 76052

[www.haslet.org](http://www.haslet.org) 817-439-5931

## **NOTICE OF BID OPENING FOR REAL PROPERTY**

The City of Haslet, Texas (the "City") is accepting sealed bids for the purchase of the following real property (the "Property") for the purpose of commercial development as described in this Notice of Bid Opening:

The Property commonly known as 804 Schoolhouse Road, approximately 0.50 areas of land, as more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein.

A contract for the sale of the Property shall be awarded, at the discretion of the City Council, to the bidder submitting a bid in accordance with the terms outlined below and providing the best value to the City.

It is the intention of the City to sell the Property based on the best value bid that is submitted. If in the judgment of the City Council the bids submitted do not represent the fair value of the Property, the Council may reject all bids. The bids, and any resulting contract of sale, shall provide:

1. For the purchase of the real property in "as is" condition;
2. For the conveyance of the Property by special warranty deed;
3. For a minimum purchase price of \$40,000;
4. For the City to retain all rights to any oil, gas, and other minerals owned by the City at the time of the conveyance;
5. For the Buyer to pay all fees, commissions and costs associated with closing the sale of the Property;
6. For the Buyer to pay the cost of the City's appraisal of the Property;
7. Detailed information on the Buyer's proposed use and development of the Property or project acceptable to the City.

A contract for sale of the Property will be negotiated after the successful bidder is selected, containing at a minimum the above criteria. The resulting contract must be in a form acceptable to the City Council and must be approved by the City Council.

The Property will be sold "as is" with no warranties or representations as to suitability for any particular use. Conveyance of the Property will be by special warranty deed.

By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the City of Haslet, Texas, and the City's respective employees and representatives for the award of damages or attorney fees, arising out of or in connection with the

administration, evaluation, or recommendation of any bid, waiver, deletion or amendment of any requirements under this Notice of Bid Opening, acceptance or rejection of any bids, and award of the bid. By submitting a bid, the bidder specifically waives any right to recover or be paid attorney fees from the City of Haslet, Texas, or any of the City's employees and representatives under any of the provisions of the Texas Uniform Declaratory Judgments Act (Texas Civil Practice and Remedies Code, Section 37.001, et. seq., as amended). The bidder acknowledges and agrees that this is the intentional relinquishment of a presently existing known right and that there is no disparity of bargaining power between the bidder and the City of Haslet, Texas.

By execution and submission of this bid, the bidder hereby represents and warrants to the City that the bidder has read and understands this Notice of Bid Opening and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include the waiver provisions, and that it had the right to consult with counsel regarding all applicable documents.

The City reserves the right to waive, delete or amend any of the requirements connected with this bid.

Bids shall be delivered in writing, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to the City of Haslet, 101 Main Street, Haslet, Texas 76052. All proposals shall be plainly marked "BID TO PURCHASE REAL PROPERTY 804 Schoolhouse Road -- ATTN: James Quin, City Administrator." Bids must be received before 5:00 p.m. on Friday November 2, 2018, and any bid received after that time will not be considered.

City staff will publicly open, read and tabulate the bids at 10 a.m. on Monday, November 5, 2018 at the Haslet Community Center, 105 Main Street, Haslet, Texas 76052.

Bidders may contact the City of Haslet, City Administrator James Quin at (817) 439-5931 or by email to [jquin@haslet.org](mailto:jquin@haslet.org) for clarifications and questions.

**EXHIBIT A**  
**LEGAL DESCRIPTION 804 SCHOOLHOUSE ROAD, HASLET, TEXAS**

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Part of the COLEMAN BOYD SURVEY, Abstract No. 225 situated in the City of Haslet, Tarrant County, Texas and being about 14-2/10 miles north 5 degrees east of the courthouse in Fort Worth, the county seat for Tarrant County, Texas; embracing all of the 0-5/10 of an acre tract described in the deed to Mildred Joyce Rudnall Sparks, recorded in volume 9129, page 311 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a capped iron rod found for the southeast corner of said 0-5/10 of an acre tract, the northeast corner of the 22,050 square feet tract described in the deed to John M. Tippetts recorded in volume 15098, page 432 of the said Deed Records and being in the apparent west line of School House Road.

Thence south 88 degrees 52 minutes 28 seconds west, along the common line of said 0-5/10 of an acre tract and said 22,050 square feet tract, a distance of 212-20/100 feet to a 5/8" iron rod found for the southwest corner of said 0-5/10 of an acre tract, the northwest corner of the said 22,050 square feet tract, and being in the east line of the 30 acres tract described in the deed to Daniel E. Muse and Bettie J. Muse recorded in volume 7522, page 966 of the said Deed Records.

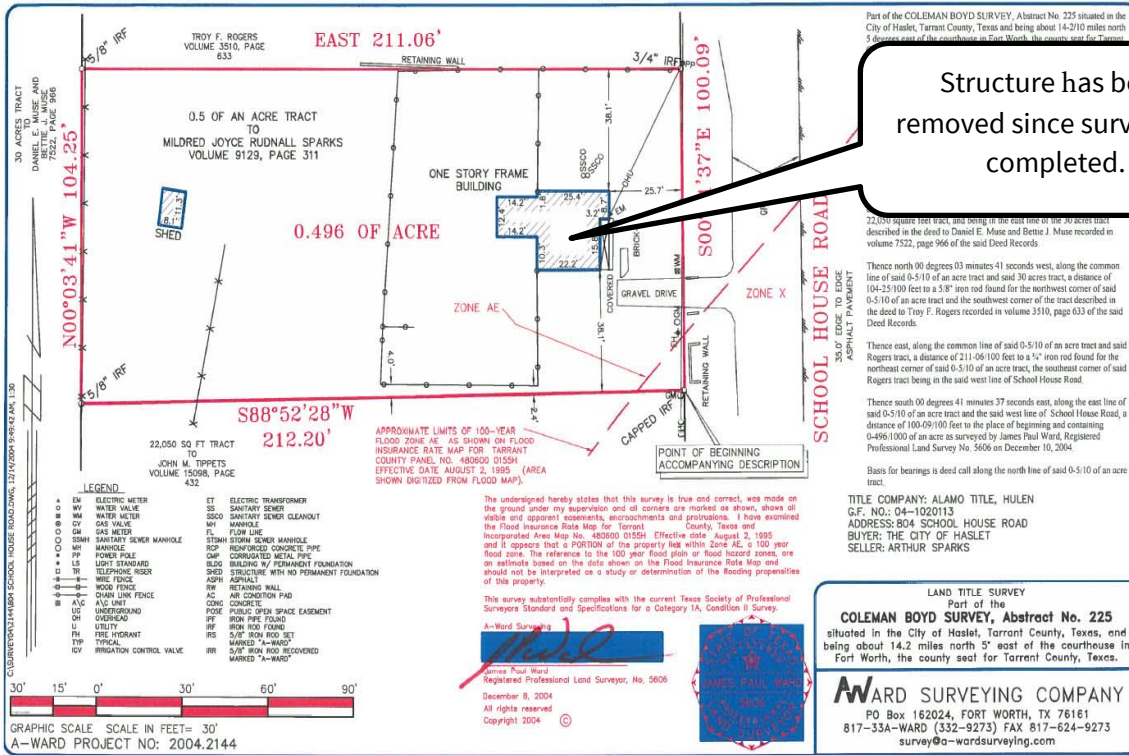
Thence north 00 degrees 03 minutes 41 seconds west, along the common line of said 0-5/10 of an acre tract and said 30 acres tract, a distance of 104-25/100 feet to a 5/8" iron rod found for the northwest corner of said 0-5/10 of an acre tract and the southwest corner of the tract described in the deed to Troy F. Rogers recorded in volume 3510, page 633 of the said Deed Records.

Thence east, along the common line of said 0-5/10 of an acre tract and said Rogers tract, a distance of 211-06/100 feet to a 3/4" iron rod found for the northeast corner of said 0-5/10 of an acre tract, the southeast corner of said Rogers tract being in the said west line of School House Road.

Thence south 00 degrees 41 minutes 37 seconds east, along the east line of said 0-5/10 of an acre tract and the said west line of School House Road, a distance of 100-09/100 feet to the place of beginning and containing 0-496/1000 of an acre as surveyed by James Paul Ward, Registered Professional Land Survey No. 5606 on December 10, 2004.

Basis for bearings is deed call along the north line of said 0-5/10 of an acre tract.

Survey



Tax Map

