

NOTICE OF BID OPENING FOR REAL PROPERTY

Parker County Emergency Services District #3 (“ESD3”) is accepting sealed bids for the exchange of all or a portion of the following real property (the “Property”) for the purpose of development as described in this Notice of Bid Opening:

The Property commonly known as 3205 Inspiration Drive, Hudson Oaks, Texas, approximately 2 acres of land, as more particularly described as Lot 10R, Block 1, Oakridge Addition, Parker County, Texas, as further described and depicted on Exhibit “A”, attached hereto and incorporated herein.

A contract for the exchange of the Property shall be awarded, at the discretion of ESD3, to the bidder submitting a bid in accordance with the terms outlined below, and providing the best value to ESD3.

It is the intention of ESD3 to exchange all or a portion of the Property based on the best value bid that is submitted. If in the judgment of ESD3 the bids submitted do not represent the fair value of the Property, ESD3 may reject all bids. Should any bid be accepted, a contract for the exchange of the Property shall be executed upon a form acceptable to ESD3 and shall provide:

1. For the exchange of real property roughly equivalent in size with site location, access, topography and utility connection points to enable ESD3 to utilize the Property for the construction of a fire station and related facilities;
2. For ESD3 to retain all rights to any oil, gas, and other minerals owned by ESD3 at the time of the conveyance, provided, however, that ESD3 will waive its right to use the surface estate for extraction of any minerals;
3. For the Bidder and ESD3 to equally share in the closing costs for the exchange of the Property;
4. That ESD3 will not pay any real estate commissions or brokers’ fees relating to the exchange of the Property;
5. Detailed information on the Bidder’s proposed use and development of the Property, or other project acceptable to ESD3.

A contract for the exchange of the Property will be negotiated after the successful bidder is selected. The resulting contract must be approved by ESD3.

Conveyance of the Property will be by special warranty deed.

The Property will be exchanged “as is” with no warranties or representations as to suitability for any particular use.

By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against ESD3, and ESD3'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 ESD3, or any of ESD3'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 ESD3.

By execution and submission of this bid, the bidder hereby represents and warrants to ESD3 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.

ESD3 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 ESD3, 150 N. Oakridge Drive, Hudson Oaks, Texas 76087. All proposals shall be plainly marked "BID TO EXCHANGE REAL PROPERTY -- ATTN: Donna Lambert, Administrator." Bids must be received before 10:00 a.m. on October 24, 2024, and any bid received after that time will not be considered.

ESD3 will publicly open, read and tabulate the bids at 10:00 a.m. on October 24, 2024, at Hudson Oaks City Hall, 210 Hudson Oaks Drive, Hudson Oaks, Texas 76087.

Bidders may contact ESD3, Donna Lambert at (817) 599-0576 for clarifications and questions.

EXHIBIT "A"

being a 2.000 acre tract of land, Lot 10R, Block 1, Oakdrige Addition, Hudson Oaks, Parker County, Texas.

