



**BID PACKAGE  
BIRDVILLE INDEPENDENT SCHOOL DISTRICT  
SALE OF REAL PROPERTY  
NOTICE OF SALE REAL PROPERTY**

The Board of Trustees of the Birdville Independent School District (“District”) hereby serves notice that it will accept sealed bids for the sale of the following real property (the “Property”):

**DESCRIPTION:**

Lot 2A of the MATTHEWS SUBDIVISION of the A. S. Trimble Survey, about 7 miles Northeast of the Courthouse in Tarrant County, Texas, as shown in the Plat and Dedication of said Subdivision filed April 15, 1946, and recorded in Volume 1789, Page 108, Deed Records, Tarrant County, Texas.

SAVE AND EXCEPT: A portion of Lot 2, sold by the Birdville ISD to M. V. Latham and L. V. Bradford in the Deed recorded in Volume 2516, Page 123, Deed Records, Tarrant County, Texas.

**PROPERTY LOCATION:** 6980 Baker Boulevard, Richland Hills, Tarrant County, Texas 76180

The Property shall include improvements to the Property. The Property shall not include any personal property not permanently affixed to the land.

Bids are solicited on the basis of the sale of the entire Property.

**Sealed bids will be received until: 2:00 P.M., November 3, 2017**

**PLEASE NOTE: Late RFCSP's WILL NOT be accepted.**

**Deliver sealed bids to:** Birdville Independent School District  
Attn: Ms. Shelley Freeman  
3124 Carson Street  
Haltom City, TX 76177  
Phone: 817-547-5626

Bid envelopes must be plainly marked on the outside as follows:

**SEALED BID #033-18– DO NOT OPEN  
PURCHASE OF REAL PROPERTY  
BID OPENED AT 2:00 P.M., November 3, 2017**

All bids received at or prior to such time will be opened and read aloud. Bidder agrees that the bid shall remain open and subject to acceptance by the District for a period of ninety (90) calendar days from the bid date. The Board of Trustees plans to act on bids at the regularly scheduled Board meeting on December 7, 2017. The bids will be evaluated on the basis of which bid provides the best overall value to the District. The District reserves the right to accept any bid, to reject any and all bids, and to waive any informality in bids received. Bids received after the deadline, emailed bids, or faxed bids will not be considered.

Interested parties may contact Shelley Freeman, Director of Purchasing, at the address above, by phone at 817-547-5626 or email at [shelley.freeman@birdvilleschools.net](mailto:shelley.freeman@birdvilleschools.net) for information concerning the Property and to request appraisal documents.

PLATTING OR RE-PLATTING OF THE PROPERTY, IF REQUIRED FOR CLOSING OR USE, SHALL BE THE RESPONSIBILITY OF THE SUCCESSFUL BIDDER.

**THE PROPERTY IS BEING SOLD AS IS AND WHERE IS, WITH ANY AND ALL LATENT AND PATENT DEFECTS AND FAULTS, AND THERE IS NO WARRANTY BY THE DISTRICT THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE. IN ADDITION, THE PROPERTY IS BEING SOLD SUBJECT TO THE CONDITIONS, EXCEPTIONS AND RESERVATIONS CONTAINED IN THE BID PACKAGE AND EXHIBITS THERETO. THE PROPERTY MAY CONTAIN ENVIRONMENTAL CONDITIONS OR HAZARDS AND THE PURCHASER WILL BE REQUIRED TO ASSUME ALL DUTIES, COSTS, AND RISKS OF ABATEMENT OF SUCH CONDITIONS.**

BIDS MUST BE SUBMITTED ON THE BID FORM INCLUDED IN THIS BID PACKAGE. THIS BID PACKAGE CONTAINS REQUIRED BID TERMS AND DESCRIPTIVE INFORMATION ABOUT THE PROPERTY. BIDS NOT MADE AS SET FORTH BY THE BID PACKAGE MAY BE DEEMED NON-RESPONSIVE AND MAY NOT BE CONSIDERED.

Bidder agrees that if its bid for the purchase of the Property is accepted by the District, it will enter an appropriate contract within 30 calendar days of written notice of acceptance of the bid. Bidder's failure to execute a contract within such 30-day period is deemed a default by bidder, bidder will forfeit the \$2500 earnest money deposit discussed below, and the District will have no obligation to the bidder.

## **INSTRUCTIONS TO BIDDERS**

- 1. DISTRICT DISCRETION:** The District will accept bids for the purchase of the Property as described above. The District will determine, in its sole and absolute discretion, whether to sell the Property or reject all bids.
- 2. CONTRACT:** A contract for the sale of the Property will be executed and signed by all parties once an award has been approved by the Birdville ISD School Board.
- 3. SPECIAL WARRANTY DEED:** The District will convey the Property by way of a Special Warranty Deed.

4. **EARNEST MONEY:** Bids must be accompanied by a money order or cashier's check in the amount of \$2500, payable to the District. (Cash is **NOT** acceptable).

5. **TIME FRAME FOR CLOSING:** Bids will be presented to the Board of Trustees for acceptance at the regular Board meeting on December 7, 2017. Closing will occur as provided in the contract.

6. **BID DOCUMENTS:** A complete bid response should include:

- The Bid Form, properly completed, and
- Earnest Money, in the form of a money order or cashier's check, in the amount set out in paragraph 4 above. (Cash is **NOT** acceptable).

7. **WITHDRAWAL OF BIDS:** Bidders may request permission to withdraw a bid prior to the actual time for bid opening. Such request must be made in person or in writing at the same location designated to receive the bid. The District will return the bid documents unopened at that time.

8. **OTHER CONDITIONS OF SALE:** ANY CONDITIONS DESCRIBED BELOW SHALL NOT BE TITLE EXCEPTIONS UNDER THE CONTRACT OR THE DEED:

- A. Historic significance, if any, of the Property or any improvement on the Property.
- B. Exclusions, exceptions, conditions and stipulations of record to the extent they are still in effect.
- C. Any visible or apparent easement on or across the Property or any portion thereof, the existence of which is not disclosed by the records of the County Clerk of Tarrant County, Texas, including, but not limited to, utility lines or facilities in place.
- D. Any portion of the Property which falls within the boundaries of any road or roadway.
- E. Any state of facts that an accurate and complete ALTA/ASCM Land Title Survey (with all Table A items) and/or physical inspection of the Property might disclose.
- F. All zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions and other laws and regulations now in effect or hereinafter adopted by any governmental authority having jurisdiction over the Property.

9. **OTHER INFORMATION:** THE DISTRICT BELIEVES THE INFORMATION INCLUDED IN THIS BID PACKAGE IS MATERIALLY ACCURATE, HOWEVER, THE DISTRICT DOES NOT WARRANT THIS INFORMATION TO BE FREE FROM ERRORS OR OMISSIONS. BIDDERS ARE ENCOURAGED TO INSPECT THE PREMISES PRIOR TO PLACING A BID.

**BID FORM FOR SALE OR EXCHANGE**

**IMPORTANT: A bid, to be valid, must be manually signed in ink by an authorized person in the space provided. By such signature, bidder agrees to strictly abide by the terms and conditions contained in this Bid Package.**

Entity, Company or Firm Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Email address: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

**BID AMOUNT FOR PURCHASE OF THE PROPERTY**

\_\_\_\_\_ DOLLARS

(\$ \_\_\_\_\_)