



CITY OF HIGHLAND HAVEN
510-A Highland Drive
Highland Haven, Texas 78654-8269
Phone: 830-265-4366 Fax: 512-366-9721

NOTICE OF SEALED BID FOR SALE OF REAL PROPERTY

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

The Property known as the City of Highland Haven, Lot 457, Section 6, Highland Haven Subdivision, Burnet County, Texas, also known as S5202 Highland Haven Lot 457, by the Burnet County Appraisal District, consisting of approximately .2780 acres of land, as more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein.

The sale of the Property shall be awarded, at the discretion of the Board of Alderman, 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 Board of Alderman, the bids submitted do not represent the fair market value of the Property, the Board reserves the right to reject any and all bids. Should any bid be accepted, payment shall be made by cashier's check or money order payable to the City of Highland Haven within three days of the award notice. Provisions of the sale of the Property shall include:

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 the Buyer to pay all fees, commissions and costs associated with closing the sale of the Property;
4. For the Buyer to assume all responsibility or liability for any environmental condition affecting the Property, or any clean-up or remediation that may be required by law;
5. For the development of the Property for residential development.
6. Execute Contract for Sale and Purchase of Real Property.

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 Highland Haven, 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 Highland Haven, 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 Highland Haven, Texas.

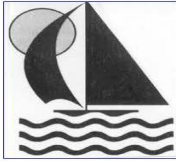
By execution and submission of this bid, the bidder hereby represents and warrants to the City that the bidder has read and understands this Notice of Bid Opening and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include 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 on the attached bid proposal form, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to the City of Highland Haven, City Secretary, 510 Highland Dr., Ste A, Highland Haven, Texas 78654, or can be delivered in person to City Hall, 510 Highland Dr., Ste A, Highland Haven, Texas 78654. All bids shall be plainly marked “**SEALED BID TO PURCHASE REAL PROPERTY LOT 457.**” Bids must be received before 9:30 a.m. on Monday, June 6, 2022, and any bid received after that time will not be considered.

City staff will publicly open and tabulate the bids at 10:00 a.m. on Monday, June 6, 2022, at City Hall, City of Highland Haven, 510 Highland Dr., Ste A, Highland Haven, Texas 78654.

Bidders may contact the City of Highland Haven, City Secretary at (830) 265-4366 or citysecretary@highlandhaventx.com for clarifications and questions.



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BID PROPOSAL FORM

I hereby submit my proposal for the purchase of **Lot 457 Highland Haven Texas.**

Legal Description: **S5202 Highland Haven Lot 457, Sec 6**

Bid Amount: \$ _____

THE CITY OF HIGHLAND HAVEN RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITIES.

I understand that the property is purchased “as is, where is, with all faults.” I further understand that that if my bid is accepted by the Highland Haven Board of Alderman, the bid amount shall be paid in full by cashier’s check or money order, made payable to the City of Highland Haven within three calendar days of the award notification. I hereby certify that I have read and understand the terms of this agreement as specified in the notice of sealed bid for sale of real property. I hereby approve and accept all of the conditions of this agreement.

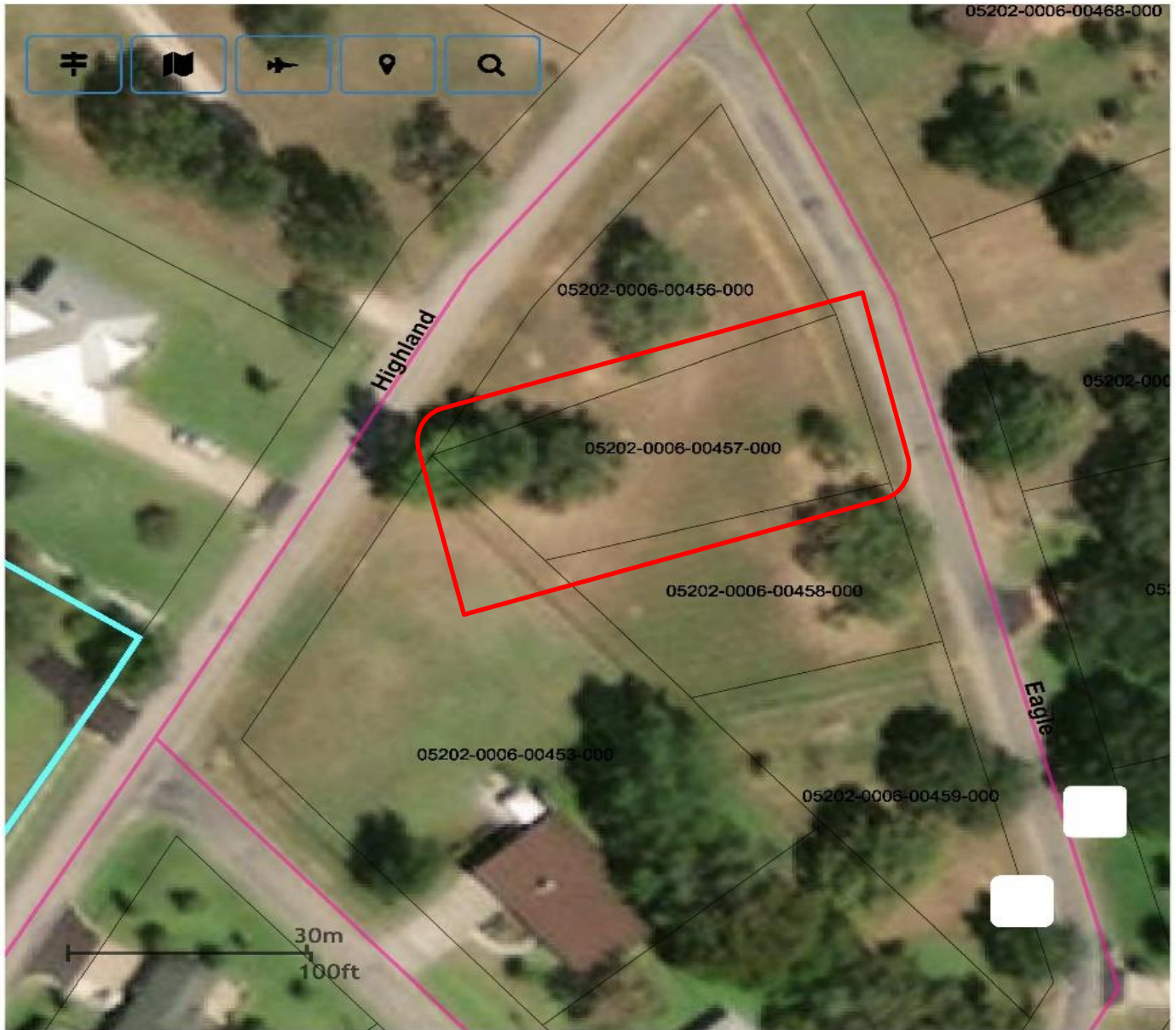
(Bidder’s Signature)

(Bidder’s Name)

(Address)

(Telephone Number)

(Date)



Attachment: A

▼ **Property**

Account

Property ID: 19355 Legal Description: S5202 HIGHLAND HAVEN LOT 457, SEC 6
 Geographic ID: 05202-0006-00457-000 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: EAGLE RD TX Mapsco:
 Neighborhood: Map ID: 1105
 Neighborhood CD:

Owner

Name: HIGHLAND HAVEN CITY OF Owner ID: 99111
 Mailing Address: 510 HIGHLAND DR STE A MARBLE FALLS, TX 78654-8278 % Ownership: 100.000000000000%
 Exemptions: EX-XV

▼ **Values**

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$26,039 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$26,039
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$26,039
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$26,039

▶ **Taxing Jurisdiction**

▶ **Improvement / Building**

▼ **Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	EX	EX ENTITY EXEMPT	0.2780	12111.00	0.00	0.00	\$26,039	\$0

▶ **Roll Value History**

▼ **Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/20/2012	GD	GIFT DEED	SIMPSON WILLIAM J JR ETUX	HIGHLAND HAVEN CITY OF			201206766
2	1/1/1986	OT	OTHER	FORD CHARLES R & GLO	SIMPSON WILLIAM J JR ETUX	353	628	0
3	6/1/1982	OT	OTHER		FORD CHARLES R & GLO	298	378	0