

NOTICE OF SEALED BIDS FOR SALE OF REAL PROPERTY

The North Runnels Hospital District, Winters, TX is accepting sealed bids for the purchase of the following real property (the "Property"):

- R000011834 Legal Description: The South half of Lots 4 and 15 in Block 1 of the Central Addition to the City of Winters, Runnels County, Texas, also known as 106 N Main
- R000011835 Legal Description: The North half of Lots 4 and 15 in Block 1 of the Central Addition to the City of Winters, Runnels County, Texas, also known as 108 N Main
- North Runnels Hospital District will accept bids only covering both tracts above as one unit for sale. Bids for only one tract will not be accepted. To view the building, contact Teresa Walden at 325-754-1500.
- BOUNDARY DESCRIPTION of a survey of 7535 Hwy. 153 Winters, TX:

2.00 acres of land in Runnels County, Texas, being out of the Dolphin Floyd Survey, 519, Abstract 192, said 2.00 acres being that tract of land described in the deed from The Security State Bank to James Zuspahn and Judy Zuspahn date May 15, 2012, and recorded in Volume 363, Page 58, Runnels County Official Public Records.

BEGINNING at a ½" iron stake found at the Northeast corner of said 2 acre tract deeded to Zuspahn, said point being located at the Northeast corner of a 4 acre tract deeded to E.C. Shields (Volume 581, Page 1, Deed Records), said beginning point also being the Northwest corner of a 4 acre tract deeded to the North Runnels County Hospital District (Volume 339, Page 132, Official Public Records).

THENCE 800*35'09"W 417.77* (deed call=South 418) to a ½" iron stake found at the Southeast corner of said 2 acre tract deeded to Zuspahn and the Southwest corner of said 4 acre tract deeded to the North Runnels County Hospital District, said stake being located 417.87'N89*W (deed call=418'S89*41'W) of a 5/8" iron stake found at the Southeast corner of said 4 acre tract deeded to the North Runnels County Hospital District.

THENCE N89*15*35"W 209.00* (deed call=S89*41'W 209') to a ½" iron stake capped "Needham Surveyors" set for the Southwest corner of said 2 acres trace deeded to Zuspahn.

THENCE N00*35'09"E 418.00* (deed call=North 418') to a 1/2" iron stake capped "Needham Surveyors" set for the Northwest corner of said 2 acre tract deeded to Zuspahn.

THENCE S89*11'51"E 209.00* (deed call=N89*41'E209') along the south line of State Highway 153 (Volume 362, Page 165, Deed Records) to the place of beginning, this tract containing 2.00 acres, more or less, as shown on the accompanying plat. Bearings given herein are relative to True North at the 99*57'45"W longitudinal meridian as determined from GPS observations. Distances and areas given herein reflect horizontal surface measurements. Set ½" iron stakes are 2 foot long ½" galvanized rebar stakes capped with a red plastic identifier cap having the text NEEDHAM SURVEYORS 1-877-625-2357 SURVEYING SINCE 1945.

- The North Runnels Hospital District reserves the right to waive, delete or amend any of the requirements with this bid.
- Bids shall be delivered in writing, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to North Runnels Hospital District, % Teresa Walden 500 S. Main Winters, TX 79567. All bids shall be plainly marked "SEALED BID TO PURCHASE REAL PROPERTY." Bids must be received by July 29, 2024 at 4pm, and any bid received after that time will not be considered.
- The North Runnels County Hospital Board of Directors will publically open, read and tabulate the bids at 6:00pm on Monday August 19, 2024, 500 S. Main Winters, TX 79567.

The sale of Property shall be awarded, at the discretion of the North Runnels Hospital District Board of Directors, to the bidder submitting a bid in accordance with the terms outlined below,

It is the intent of the North Runnels Hospital District Board of Directors to sell the Property based on the best value bid that is submitted. If in the judgement of the North Runnels Hospital District Board of Directors, the bids submitted do not represent the fair value of the Property, the Board of Directors reserves the right to reject any and all bids. Should any bid be accepted, payment shall be made by earnest money deposit, subject to closing, and shall be deposited with the North Runnels Hospital District or designated escrow agent by cashier's check or money order payable to the North Runnels Hospital District 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 the 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. 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 North Runnels Hospital District, Winters, TX and the Hospital'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 , 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 North Runnels Hospital District, or any of the Hospital's employees and representatives under any of the provisions of the Texas Uniform Declaratory Judgements 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 North Runnels Hospital District.

By execution and submission of this bid, the bidder hereby represents and warrants to the North Runnels Hospital District 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.