

NOTICE OF SEALED BID FOR REAL PROPERTY SAN SABA COUNTY

The San Saba County, Texas (the "County") is accepting sealed bids for the purchase of the following real property (the "Property") as described in this Notice of Bid Opening:

Property ID: 33222 & 33223 -423 E. Wallace, San Saba County, San Saba, Texas; and more particularly described as Lot 10 in Block 11 of the Old Town Subdivision to the Town of San Saba, Texas, save and except the alleyway located on the Northernmost boundary of said lot, partly described in a partition deed dated March 4, 1954, recorded in Volume 125, at page 539 of the Deed Records of San Saba County, Texas, partly described in that certain deed recorded in Volume 100 at page 324 of the Deed Records of San Saba County, Texas, and identified as Lot 10 in Block 11 of the Old Town Subdivision to the Town of San Saba, Texas, Plat Records to which reference is here made for all purposes.

The sale of the Property shall be awarded, at the discretion of the County Commissioners' Court, to the bidder submitting a bid in accordance with the terms outlined below.

It is the intention of the County to sell the Property based on the best value bid that is submitted. If in the judgment of the County Commissioners' Court the bids submitted do not represent the fair value of the Property, the Commissioners' Court 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 County or designated escrow agent by, cashier's check or money order payable to the San Saba County 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 Commercial Property development, or another project acceptable to the County; and
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 San Saba County, Texas, and the County'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 San Saba County, Texas, or any of the County's employees and representatives under any of the provisions of the Texas Uniform Declaratory Judgments Act (Texas Civil Practice and Remedies Code, Section 37.00 I, 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 San Saba County, Texas.

By execution and submission of this bid, the bidder hereby represents and warrants to the County 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 County reserves the right to waive, delete, or amend any of the requirements connected with this bid.

Bid Proposal Form is available through the San Saba County Judge's Office upon request. 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 San Saba County, County Judge, 500 E. Wallace, San Saba, Texas 76877. All bids shall be plainly marked "**SEALED BID TO PURCHASE REAL PROPERTY.**" Bids must be received before 3:00p.m. on Wednesday, March 19, 2025, and any bid received after that time will not be considered.

County Commissioners or staff will publicly open, read and tabulate the bids at 9:00 a.m. on Monday, March 24, 2025, County Commissioners' Court Chambers, San Saba County, 500 E. Wallace, San Saba, TX 76877. Bidders may contact the San Saba County Judge Administrative Assistant at (325) 372-3635 for clarifications and questions.