

INVITATION FOR BID
SALE OF CITY PROPERTY

City of Hallsville
P.O. Box 899
201 Willow St.
Hallsville, Texas 75650

The City of Hallsville will receive sealed bids until Tuesday, August 19, 2025, 9:59 a.m., for sale of the following City owned property:

105 West Main St. Hallsville, Texas 75650 (Former Police Department)

Minimum Bid: \$425,000.00

115 West Main St. Hallsville, Texas 75650 (Former City Hall)

Minimum Bid: \$375,000.00

Bids will be opened and tabulated at 10:00 a.m., Tuesday, August 19, 2025, in the Council Chamber of The City of Hallsville, 201 Willow St. Hallsville, Texas 75650. Any bid received on or after 10:00 a.m. will be returned unopened.

The individual property addresses have a minimum bid set by the City Council. Each property is being sold "as is". A letter of credit from a financial institution must be accompanied with the bidder's submission. Bid Packets and information for bidders are available from the City Administrator's Office at 201 Willow St. and may be obtained by prospective bidders during City of Hallsville business hours (8-5, Mon-Fri). For further information, please call City Hall at 903-668-2313.

BIDS MUST BE SUBMITTED ON BID PACKET FORMS.

The City has an updated survey of each property completed July of 2025. Additionally, the Buyer will be responsible for any legal and closing costs.

The City of Hallsville reserves the right to accept or reject any or all bids, to waive any informalities and technicalities, to accept the offer considered most advantageous in order to obtain the best value for the City.

Marty Byers, Hallsville City Administrator



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P.O. Box 899

201 Willow St.

Hallsville, Texas 75650

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115 West Main St. Hallsville, Texas 75650 (Former City Hall)

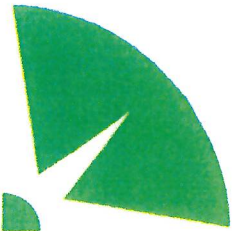
Bids will be opened and tabulated at 10:00 a.m., Tuesday, August 19, 2025, in the Council Chamber of The City of Hallsville, 201 Willow St. Hallsville, Texas 75650. Any bid received on or after 10:00 a.m. will be returned unopened.

The property has a minimum bid of \$375,000.00 set by the city council. This property is being sold as is. A letter of credit from a financial institution must be accompanied with the bidder's submission. Plans, specifications and information for bidders are available from the City Administrator's Office at 201 Willow St. and may be obtained by prospective bidders during City of Hallsville business hours (8-5, Mon-Fri). For further information, please call 903-668-2313.

The city has an updated survey of the property completed July of 2025. Additionally, the Buyer will be responsible for legal and closing costs.

The City of Hallsville reserves the right to accept or reject any or all bids, to waive any informalities and technicalities, to accept the offer considered most advantageous in order to obtain the best value for the City.

Marty Byers, Hallsville City Manager



360 SURVEYING

METES AND BOUNDS DESCRIPTION
0.326 ACRE

All that certain tract or parcel containing 0.326 acre of land in the **William C. Crawford Survey, A-146, Harrison County, Texas**, being all of a tract which was called Lot 7 and Lot 8, Block A.W., City of Hallsville, a subdivision of record in Cabinet A, Slide 1, Harrison County Plat Records (HCPR), conveyed from The First National Bank, Hallsville, Texas to City of Hallsville, by an instrument of record in Volume 1347, Page 173, Harrison County Deed Records (HCDR) and a portion of Green Street as shown on said subdivision, said 0.326 acre being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2505-039, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 1/2" iron rod found (5015) (N: 6,888,856.19, E: 3,178,189.10) for southeast corner, being the southeast corner of said Lot 7 and southwest corner of a tract which was called Lot 6, of said subdivision, 0.595 acre conveyed from Jere J. Ruff, et al to City of Hallsville, by an instrument of record in Volume 1347, Page 170, HCDR, lying in the north R-O-W line of Union Pacific Railroad;

THENCE S83°52'58"W, along the common line of said Lot 7, said Lot 8 and the north R-O-W line of said Railroad, at 100.40 feet pass a mag nail with washer found (5015) (N: 6,888,845.49, E: 3,178,089.27) for southwest corner of said Lot 8 and southeast corner of said Green Street and continuing along the common line of said Green Street and said Railroad for a distance in all of **120.48 feet** to a nail with washer set (N: 6,888,843.35, E: 3,178,069.31) for southwest corner;

THENCE N11°02'13"W, 112.99 feet crossing said Green Street to a nail with washer set (N: 6,888,954.26, E: 3,178,047.68) for northwest corner, lying in the east R-O-W line of Green Street and south R-O-W line of US Highway 80 (US 80) (AKA West Main Street);

THENCE N79°00'49"E, along the common line of said Green Street and US 80, at 20.00 feet pass a mag nail with washer found (5015) (N: 6,888,958.07, E: 3,178,067.31) for northeast corner of said Green Street and northwest corner of said Lot 8 and continuing along said common line of said Lot 7, said Lot 8 and US 80 for a distance in all of **120.24 feet** to a 1/2" iron rod found (N: 6,888,977.17, E: 3,178,165.71) for northeast corner, being the northeast corner of said Lot 7, northwest corner of said Lot 6, northwest corner of a tract which was called Tract Three conveyed from Michael Lynn Buchanan and Linda Faye Ford Buchanan Living Trust to Michael Lynn Buchanan, et al, by an instrument of record in Clerks File #2021-000013019, Harrison County Official Public Records (HCOPR);

THENCE departing US 80, **S10°51'56"E, 103.78 feet** along the common line of said Lot 7, said Lot 6 and said Tract Three to a mag nail with washer found (5015) (N: 6,888,875.25, E: 3,178,185.27) for an angle point, being an angle point of said Lot 7, an angle point of said Lot 6, southwest corner of said Tract Three and a northwest corner of said 0.595 acre;

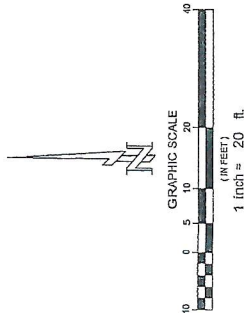
THENCE S11°20'51"E, 19.44 feet along the common line of said Lot 7, said Lot 6 and said 0.595 acre tract to the **PLACE OF BEGINNING**, containing **0.326 acre** of land, more or less.



Misty J. Clark
Misty J. Clark, RPLS 6656
July 21, 2025

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



LEGEND

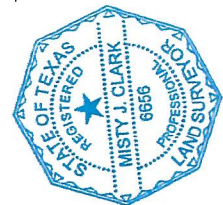
MAG NAIL WITH WASHER SET	BUSINESS SIGN
POWER POLE	MISCELLANEOUS SIGN
POWER POLE W/ LIGHT	CENTERPOINT ENDURGY SIGN
POWER POLE W/ TRANSFORMER	(CM)
METER POLE	HCDR
SIREN POLE	HCOPR
ELECTRIC METER	HARRISON COUNTY DEED RECORDS
ELECTRIC BOX	HARRISON COUNTY OFFICIAL
GAS METER CONNECTION	PUBLIC RECORDS
WATER METER	BOUNDARY LINE
STREET SIGN	CHANLINK FENCE
	OHE
	OVERHEAD ELECTRIC

SURVEYORS CERTIFICATION

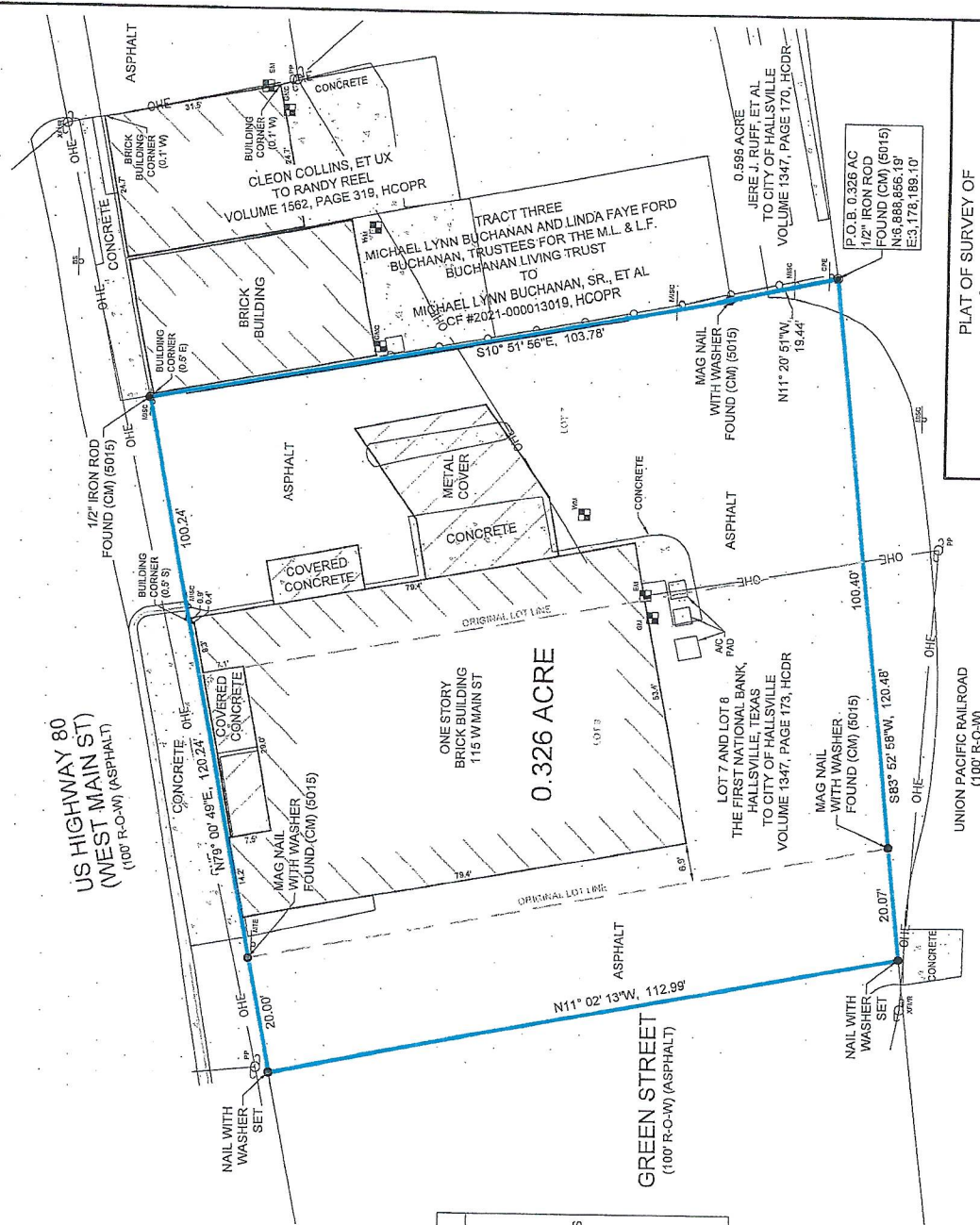
I HEREBY CERTIFY THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REFLECTS THE FACTS FOUND AT THE TIME OF SAID SURVEY. THERE ARE NO VISIBLE AND OBSERVED IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY, OR PROTRUSIONS EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME. THIS SURVEY IS SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Misty J. Clark
MISTY J. CLARK
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6656

JUNE 16, 2025
DATE



US HIGHWAY 80
(WEST MAIN ST)
(100' R.O-W) (ASPHALT)



UNION PACIFIC RAILROAD
(100' R.O-W)

PLAT OF SURVEY OF
0.326 ACRE
IN THE WILLIAM C. CRAWFORD SURVEY, A-146
HARRISON COUNTY, TEXAS



360 SURVEYING
310 H. G. MOSLEY PKWY., LONGVIEW, TEXAS 75604
(937) 387-2577 WWW.360SURV.COM
TBPELS 10164293

JULY 21, 2025 DRAWN BY: MTW CHECKED BY: JBR JOB #2505-039

REQUEST FOR BID

SALE OF PROPERTY

SEALED BIDS TO BE SUBMITTED BEFORE:

9:59a.m. August 19, 2025 (CST)

Disclosure Requirements: Chapter 176 of the Texas Local Government Code mandates the public disclosure of certain information concerning persons doing business or seeking to do business with the City of Hallsville, including affiliations and business and financial relationships such persons may have with City of Hallsville officers.

BY DOING BUSINESS OR SEEKING TO DO BUSINESS WITH THE CITY OF HALLSVILLE, YOU ACKNOWLEDGE THAT YOU HAVE BEEN NOTIFIED OF THE REQUIREMENTS OF CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE AND THAT YOU ARE SOLELY RESPONSIBLE FOR COMPLYING WITH THEM.

BIDDER NAME:

Sealed bids for 115 West Main Street will be accepted until 9:59a.m. (CST) on August 19, 2025. Sealed bids must be delivered to:

Marty Byers

City of Hallsville, City Administrator

201 Willow St.

Hallsville, Texas 75650

Bids MUST be submitted in a SEALED envelope marked "SEAL BID - 115 West Main"

Plans, Specifications and Information for Bidders are available from the City Administrator's Office and may be obtained by prospective bidders during City of Hallsville business hours (8-5, Mon-Fri).

The City believes that the data contained in these specifications is sufficient for the preparation of bids. Requests for additional information will be considered depending on the bid time frame and the availability of the requested information. Such information will be submitted to all known bidders simultaneously.

In order to ensure a fair and objective bid evaluation, all questions related to this Request for Bid shall be addressed in writing. Questions must be submitted in writing (US Mail, Fax or E-mail) to the individual identified above prior to 10:00 AM (CST) on August 13, 2025.

The right to accept any bid, or to reject any or all Bids and to waive all formalities is hereby reserved by the City Council of the City of Hallsville Texas.

The City of Hallsville accepts no responsibility for the receipt or notifications of solicitations through any other source. Form Sealed bids must be submitted on this form only. Bidders are required to submit one (1) original bid. All bids submitted must be itemized with prices extended when practical. FAXED or EMAILED BIDS ARE UNACCEPTABLE. Submitted Bids must be sealed, and to ensure proper recognition upon its arrival, mark "SEALED BID - 115 West Main" on the outside of your envelope. Late bids will not be opened and will be returned to the bidder.

Acceptance: The City of Hallsville reserves the right to accept or reject any or all bids, to waive any informalities and technicalities, to accept the offer considered most advantageous in order to obtain the best value for the City. Causes for rejection of a bid may include but shall not be limited to the bidder's current violation of any City ordinance, the bidder's current inability to satisfactorily perform the work or service, or the bidder's previous failure to properly and timely perform its obligations under a contract with the City. Bidders may be disqualified and rejection of proposals may be recommended for any (but not limited to) of the following causes: 1) Failure to use the proposal form furnished by the Owner; 2) Lack of signature by an authorized representative on the proposal form; 3) Failure to properly complete the proposal; 4) Evidence of collusion among proposers; 5) Omission of uncertified personal or company check as a proposal guarantee (if Bid Bond required); 6) Unauthorized alteration of bid form; or, 7) failure to include a letter of credit from a financial institution. Owner reserves the right to waive any minor informality or irregularity. All bidders are hereby notified that the City of Hallsville shall consider all factors it believes to be relevant in selecting the offer that provides the best value for the City including, but not limited to the offered

price. Collusion Advanced disclosures of any information to any particular bidder which gives that particular bidder any advantage over any other interested bidder in advance of the opening of bids, whether in response to advertising or an informal request for bids, made or permitted by a member of the governing body or an employee or representative thereof, will cause to void all proposals of that particular bid solicitation or request.

Reimbursements: There is no expressed or implied obligation for The City of

Hallsville to reimburse responding firms for any expenses incurred in preparing bids in response to this Request for Bids and City of Hallsville will not reimburse responding firms for these expenses, nor will the City of Hallsville pay any subsequent costs

associated with the provision of any additional information or presentation, or to procure a contract for these services.

City Ordinances: The City of Hallsville also reserves the right to reject the bid of

any bidder who is currently in violation of any City ordinance. The City may, at its option, choose to negotiate a settlement of the ordinance violation as a condition of the bid award.

Variations: Any variation from these specifications must be indicated on the bid

sheet(s). Authorized Signature Bids must show full firm name and mailing address of

bidder and be manually signed by an authorized sales or quotation representative of the

bidder. Firm name and authorized signature should appear on each page of bid where

spaces are provided. Submission of a signed bid will be interpreted to mean that bidder

has hereby agreed to all terms and conditions set forth in all of the sheets which make up this invitation.

Withdrawal-Alteration of Bids: Bids cannot be altered after receiving time or

opening time. No bid may be withdrawn after opening time without acceptable reason in writing and with the approval of the purchasing agent. Patents, Franchises, etc.: The

successful bidder agrees to protect the City from any claim involving patent right

infringements, copyrights or sales franchises. Addenda: In the event of a needed change in the published bid documents, it is understood that all the foregoing terms and

conditions and all performance requirements will apply to any published addendum. All

published addenda shall be signed and included with your response package as

acknowledgement of the addendum. Bidders are responsible for obtaining all published

addenda from the City of Hallsville Administrative office or by downloading these

documents from the City of Hallsville website. The City assumes no responsibility for the Bidders failure to obtain and/or properly submit any addendum. Failure to acknowledge

and submit any addendum may be cause for the bid to be rejected. The City's decision to accept or reject any particular bid due to a failure to acknowledge and submit addenda

shall be final.

Court Jurisdiction: The City of Hallsville and the successful Bidder will agree that the contract awarded from this Request for Bid shall be governed by the laws of the State of Texas. The parties agree that performance and all matters related thereto shall be in a state court of competent jurisdiction in Harrison County, Texas and further that neither party will seek to remove such litigation to the federal court system by application of conflict of laws or any other removal process to any Federal Court or court not in Texas. The City agrees to sell and successful bidder agrees to purchase, the real property described below and in accordance with the following specifications. Property Description: *Physical Address: 115 W. Main Street Hallsville, Texas 75650, Legal description: (Attached) approximately 0.326 Acres: Zoning: General Business Minimum Bid: \$375,000.*

The Property is being sold "AS IS" with all faults. The City will convey the Property to the highest bidder. Purchaser will receive a Deed Without Warranty from the City of Hallsville. A Deed Without Warranty has no warranty, either expressed or implied. The City will not provide Title Insurance. The City will provide a current survey of the property. The legal, and closing costs incurred by the City of Hallsville will be assumed by the bidder.

The City makes no guarantee of the property and the property will be conveyed "as is". Specifically, no warranty, written, expressed or implied, is made regarding the property as to the suitability of use for building/construction of any structure(s), suitability for habitation, compliance with City codes, or clear title. It is the sole responsibility of the bidder to examine the property, research building codes, encumbrances, zoning designations, physical location and all other aspects of the property prior to submitting a bid on that property. There is an overhead easement and a power line easement on the property, it is the sole duty of the bidder to familiarize itself with the easements.

The Property will be conveyed to the successful bidder subject to any deed restrictions that may exist. In the sale of city-owned property, the City does not provide an abstract or any other evidence of title. However, such evidence as it may have been obtained at the time of acquiring the property will be available for examination by the bidder with the understanding that it is the bidder's responsibility to perfect their own title. Once the bid is accepted by city council, the bidder has ten (10) days to remit

payment. Payment must be cash, certified check, or cashiers check made payable to the City of Hallsville, and delivered to the City Administrator's office of the City of Hallsville, located in City Hall 201 Willow St. 75650. If payment is not made within the prescribed time, or is determined to be invalid, the first place bid will be disqualified and the second place bid will be considered the successful bidder with that bidder having until

4:00 pm of the next business day after the City notified the bidder that the bidder's bid is the successful bid, to tender payment. The successful bidder acknowledges and agrees that the Property will be conveyed by City at closing "AS IS" with all faults and that the lien for current taxes, and the environmental condition shall be deemed to be permitted exceptions.

Property will not be sold to anyone having a past due tax account. Ad valorem taxes, assessments, and any other charge against the Property shall be prorated as of the date of closing and shall become the responsibility of the successful bidder as of the closing date, City being charged for the same through the closing date and the successful bidder being responsible thereafter. The Property and any improvements thereon are sold "AS IS".

The successful bidder represents that as of the closing date, the successful bidder has fully inspected the Property and shall have made all investigations it deems necessary or appropriate and will be relying solely upon its inspection and investigation of the Property for all purposes whatsoever, including but not limited to the determination of the condition of the structures, improvements, soils, subsurface, drainage, surface and ground water quality, and all other physical characteristics, availability, and adequacy of utilities, compliance with the governmental laws and regulations, access, encroachments, acreage, and other survey matters and the character and suitability of the property. The successful bidder also acknowledges and agrees that the Property is being purchased and conveyed "AS IS" with all faults and defects whether patent or latent as of the closing. The

successful bidder acknowledges that there have been no representations, warranties, guarantees, statements or information expressed or implied pertaining to the Property, its condition or any matters whatsoever, made to or furnished to the successful bidder by City or any employee of agent of City, except as specifically set forth in this bid specification. The Property may be inspected for suitability and feasibility commencing on the date of publication of the notice of this bid specification and ending on the day immediately preceding the required bid submission. Bidders that conduct an inspection shall be responsible for any damages caused thereby.

If the successful bidder defaults, City may terminate this agreement, sue for damages, or may sue to enforce specific performance. If City defaults, the successful bidder's sole remedy shall be to terminate this agreement. The successful bidder will be required to waive, release and forever discharge the City of Hallsville Texas, its officers, employees and agents and its respective successors, and assigns, collectively referred to as the "Released parties" of and from any and all suits, legal or administrative proceedings, claims or demands, actual damages, punitive damages, losses, liabilities, interest, attorney's fees, expenses of whatever kind in nature, in law or in equity, known or

unknown (collectively referred to as "liabilities"), that the successful bidder ever had, now has, or in the future may have, against any of the Released Parties based upon, or arising indirectly or directly out of (i) the condition, status, quality or nature of the Property; and (ii) the existence, presence or conditions of asbestos and any toxic or hazardous material in or under the Property. The successful bidder also agrees to indemnify and save harmless the Released Parties from and against any and all liabilities that any of the Released parties may incur or become responsible for, as a result of any claims by any persons or entities whatsoever, including, but not limited to, any governmental authorities, based upon or arising directly or indirectly out of, the matters described in clauses (i) and (ii) above. 13. Preference shall be given to the highest bidder.

The City reserves the right to reject any and all bids and to waive informalities or defects in bids or to accept such bids as it shall deem to be in the best interest of the City.

Only bids submitted on the bid form provided and in the time and manner described herein will be considered. The submission of a bid shall constitute the bidder's agreement to purchase the Property or portion thereof in accordance with the terms set forth herein. All bids must be in strict accordance with all terms, conditions and specifications within this Bid Request. Minimum Bid Amount \$375,000.00. To be accepted, bidders must thoroughly complete all blanks in this section. (Please type or write legibly in ink.) In the event of a discrepancy, written amount will prevail. BID AMOUNT: In words, the sum Dollars and In figures \$ Cents.

CERTIFICATION OF BID CERTIFICATION and AUTHORIZATION: The undersigned certifies that he has fully read and understands this "Request for Bid" and has full knowledge of the scope, quantity, and quality of the services and materials to be furnished and intends to adhere to the provisions described herein. The undersigned also affirms that they are duly authorized to submit this Bid, that this Bid has not been prepared in collusion with any other Bidder, and that the contents of this Bid have not been communicated to any other Bidder prior to the official opening of this Bid. Bidders Signature, Bidders Name, Bidders Firm, Street Address, Phone, Email, Date.

BID SHEET

Sale of Property located at 115 W. Main St. Hallsville, TX 75650
(Former City Hall)

All bids must be in strict accordance with all terms, conditions and specifications within this Bid Request. **Minimum Bid Amount \$ 375,000.00**

To be accepted, bidders must thoroughly complete all blanks in this section. (Please type or write legibly in ink.) In the event of a discrepancy, written amount will prevail.

BID AMOUNT:

_____ Dollars
In words, the sum _____ and _____ Cents.
In figures \$ _____

CERTIFICATION OF BID

CERTIFICATION and AUTHORIZATION:

The undersigned certifies that he has fully read and understands this "Request for Bid" and has full knowledge of the scope, quantity, and quality of the services and materials to be furnished and intends to adhere to the provisions described herein. The undersigned also affirms that they are duly authorized to submit this Bid, that this Bid has not been prepared in collusion with any other Bidder, and that the contents of this Bid have not been communicated to any other Bidder prior to the official opening of this Bid.

Bidders Signature: _____

Date: _____

Bidders Name: _____

Bidders Firm: _____

Street Address: _____

City/State/ZIP: _____

Phone: _____ Fax: _____

Email address: _____