

## **Notice to Bidders**

### **Sale of Real Estate**

Kerr County is offering for sale by sealed bids 0.42 acres of land, located on Center Point River Road, Kerr County, Texas. Sealed bids will be received until 4:00 p.m., Friday, December 9, 2016 at the County Clerk's Office, 700 Main Street, Kerrville, Kerr County, Texas. Bids will be publicly opened at the Kerr County Commissioners' Court Meeting on December 12, 2016 at 10:00 a.m.

Bids must be in a sealed envelope, clearly marked; "BID ON REAL ESTATE" with the name and mailing address of the bidder printed on the outside of the envelope. Bids received after 4:00 p.m., Friday, December 9, 2016, will not be considered and will be returned unopened. Bids must be made on the County's bid form. Bid forms are available from the Kerr County Commissioners' Court at 700 Main Street, Ste. 101, Kerrville, Kerr County, Texas or by email: [jgrinstead@co.kerr.tx.us](mailto:jgrinstead@co.kerr.tx.us) or phone at (830) 792-2211. Kerr County reserves the right to reject all bids, to waive any informality in bidding, and award the bids as it deems advantageous to Kerr County.

**REQUEST FOR SEALED OFFERS TO PURCHASE  
REAL PROPERTY OWNED BY KERR COUNTY, TEXAS**

**Introduction:**

Kerr County, Texas (the "County") is soliciting sealed offers to purchase the fee simple title to real property owned by the County in accordance with Texas Local Government Code Section 272.001 and pursuant to the terms and conditions set forth in this Request for Sealed Offers.

**Property:**

The property consists of fee simple title to approximately 0.42 acres of land, located on Center Point River Road in Kerr County, Texas, as described in Exhibit A (the "Property").

**Instructions:**

1. All offers must be submitted on the form of Letter of Intent attached hereto as Attachment 1. To submit an offer, the offeror must complete all sections of the Letter of Intent, include all required exhibits to the Letter of Intent, and submit one (1) original and two (2) copies of the executed Letter of Intent.

2. All offers must be accompanied by a cashier's check in the amount of the bid, made payable to the title company of the Buyer's choice.

3. All required submissions should be delivered Monday through Friday, between the hours of 8:30 a.m. and 4:00 p.m. to:  
Kerr County Clerk  
c/o Kerr County Courthouse  
700 Main Street, Ste. 122  
Kerrville, TX 78028

4. The Letter of Intent, land development plan, and cashier's check must be delivered to the above address no later than **4:00 p.m. on Friday, December 9, 2016** to be considered. **If no offers, or no acceptable offers are received by such deadline, the County reserves the right to keep this solicitation open and continue to receive sealed offers until such time that an offer is formally accepted by the Commissioners Court.** Bids will be publicly opened at the Kerr County Commissioners' Court Meeting on December 12, 2016 at 10:00 a.m.

5. THE ATTACHED LETTER OF INTENT ONCE EXECUTED BY AN OFFEROR CONSTITUTES AN OFFER TO PURCHASE THE PROPERTY AND MAY CREATE

LEGAL OBLIGATIONS ON THE OFFEROR. AN OFFER MAY ONLY BE ACCEPTED BY FORMAL ACTION OF THE COMMISSIONERS COURT. OFFERORS MAY WISH TO HAVE AN ATTORNEY REVIEW THE LETTER OF INTENT TO ADVISE THEM AS TO THE EFFECTS THEREOF.

6. KERR COUNTY RESERVES THE RIGHT TO REJECT ANY OR ALL OFFERS FOR THE PURCHASE OF THE PROPERTY, OR NEGOTIATE OR MAKE COUNTER-OFFERS TO ANY OFFEROR. IF THE COUNTY DECIDES TO ACCEPT AN OFFER FOR THE PURCHASE OF THE PROPERTY, THE COUNTY RESERVES THE RIGHT TO CONSIDER THE LONG-TERM AD VALOREM TAXATION IMPACT OF AN OFFER ON KERR COUNTY IN ADDITION TO THE PURCHASE PRICE OR OTHER TERMS WHEN CONSIDERING WHETHER OR NOT TO ACCEPT AN OFFER.

7. All offers that are not accepted will be returned to the offeror together with the uncashed cashier's check.

8. Questions regarding these procedures or the Property should be addressed to:

Jody Grinstead  
Commissioners' Court Coordinator  
700 Main Street, Ste. 101  
Kerrville, TX 78028  
(830) 792-2211  
[jgrinstead@co.kerr.tx.us](mailto:jgrinstead@co.kerr.tx.us)

EXHIBIT A  
*Property Description*

### Neighborhood Analysis

Center Point is a small (population estimated at 800), unincorporated village located in eastern Kerr County approximately eight miles east of Kerrville and ten miles west of Comfort; a small community split by the Kerr and Kendall County line. Center Point has been unincorporated for many years and has minimal governmental structure with no zoning or utilities provided (except for a state approved community water provider) and generally operates as a community center. It is, however, in a long term process of obtaining a central sewage system. It contains a small but active retail and industrial zone along Highway 27 with various forms of residential occupancy north or south of the commercial strip. The Highway 27 "T" intersection with FM 480, leads south across the Guadalupe River to the older/original community of Center Point which consists of a mixture of moderate retail but primarily residential properties of variable character. The subject's immediate neighborhood consists of a quarter mile strip of residential properties that lie on the north bank of the Guadalupe River along the south right of way of Center Point River Road. The north side of River Road is a mixed use area with some agricultural/industrial use, vacant land and older housing. The riverside portion of this strip is occupied by vacant tracts and five to forty year old housing with primary occupancy and/or recreational rental housing; both attuned to the attractive recreational aspects of the Guadalupe River and enhanced with riverside steps, patios, docks, etc. that accommodate physical access to the impounded Center Point (county maintained) lake.

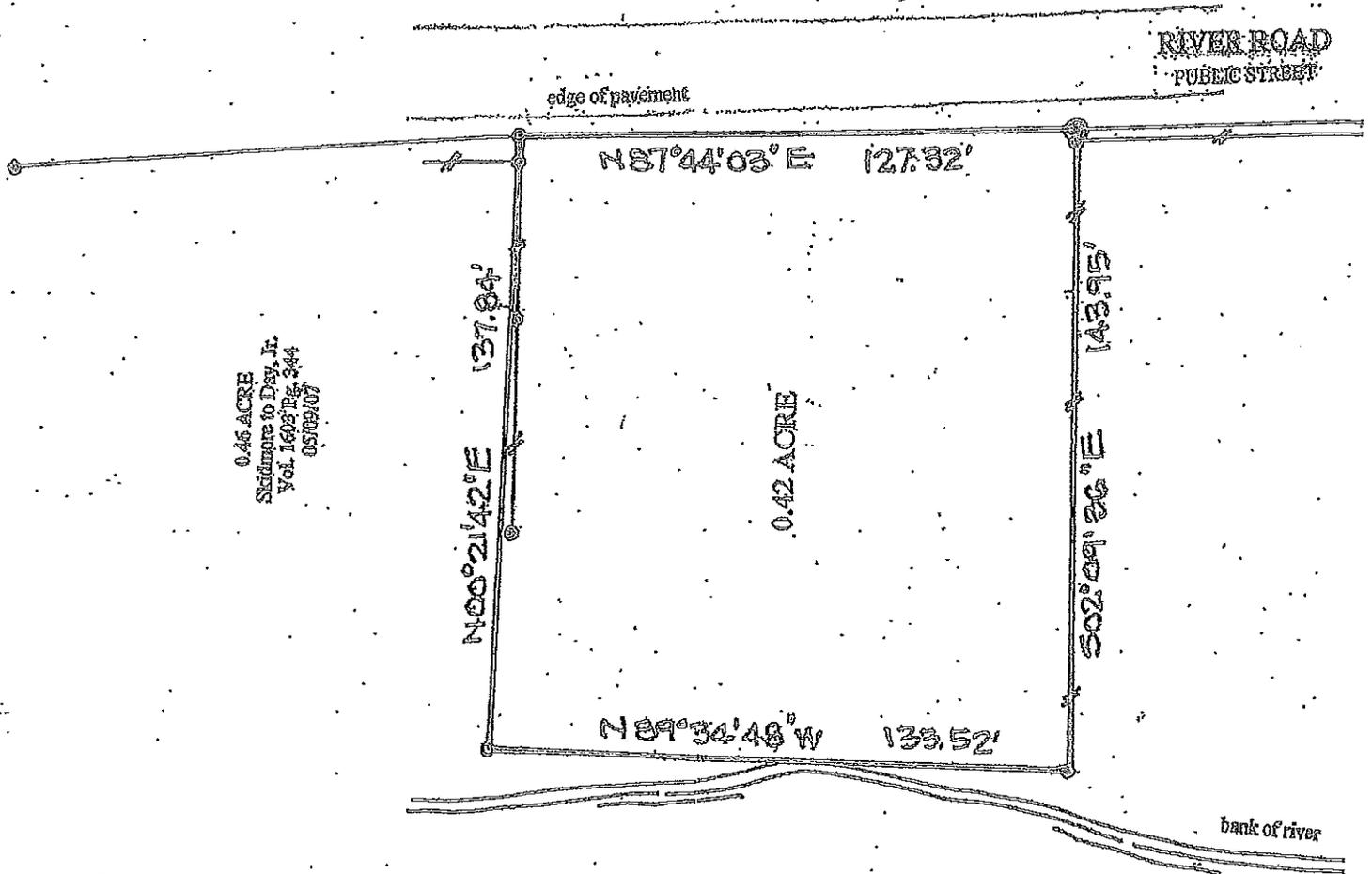
### N. LEGAL DESCRIPTION

The subject consists of a 0.42 acre tract of land (see survey attached) out of Guinn Survey 40, Abstract No. 156; Kerr County, Texas.

### O. PHYSICAL DESCRIPTION

The subject property has no assigned address but lies adjacent and east of 118 Center Point River Road. The 0.42 acre tract is rectangular and has 127' of frontage along the south right of way of the public road and 133' of frontage along the north bank of the Guadalupe River; opposite the Center Point park/lake. The tract has a plateau along the road frontage that provides ample space for parking, then slopes steeply to the south but provides ample gentle terrain near the river for a park or picnic area. Although the tract is probably too steep and narrow to accommodate vehicular access it could easily be modified and landscaped to an acceptable walking or step grade. It is adjacent to a vacant tract to the east and the eastern sector of the subject does have some shaded tree cover. The entire tract is within the Floodway and incapable of being converted to a usable building site. See photographs, plats, exhibits, etc..

SURVEY

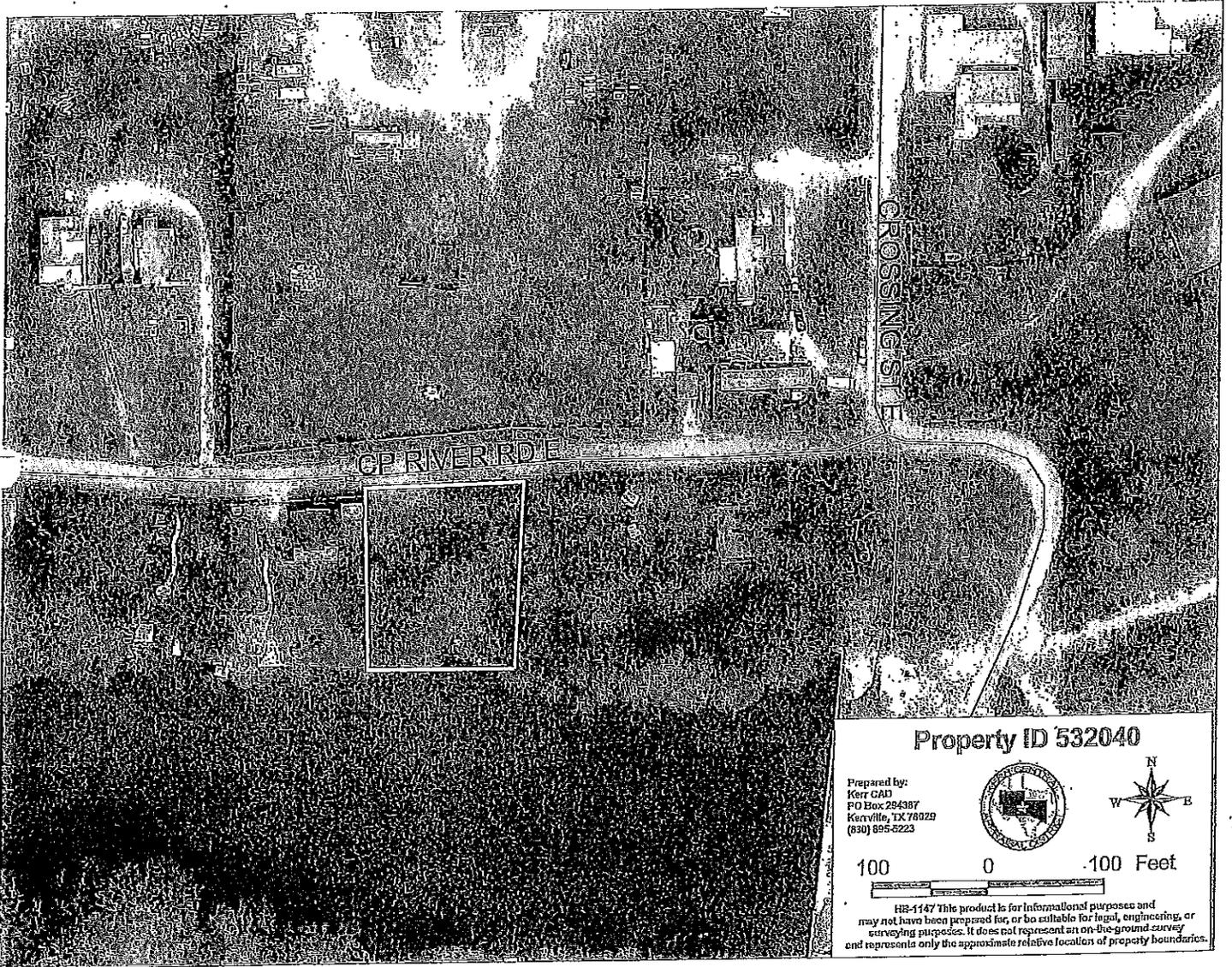


P. HISTORY

The Appraisal Institute requires by USPAP (Uniform Standards of Professional Appraisal Practice) an ownership history of properties appraised relating to the past three years. The subject has been maintained within the current ownership for more than three years and has had no known marketing exposure.

Q. PROPERTY TAXES

The subject tract is currently assessed at a value of \$3,600 with an annual tax liability of \$58.20; a status that is not detrimental to overall value.



**ATTACHMENT 1**

**LETTER OF INTENT FOR  
OFFER TO PURCHASE REAL PROPERTY**

Kerr County  
700 Main Street  
Kerrville, TX 78028

Re: Letter of Intent to purchase approximately 0.42 acres, located in Kerr County, Texas, located on Center Point River Road in Kerr County, Texas, as described in Exhibit A (the "Property")

Offeror submits the following offer for the purchase of 0.42 acres of the above-described Property. Offeror acknowledges that, if accepted by Kerr County Commissioners Court, such transaction would be subject to the following material terms, to be finalized by the parties in a Sale and Purchase Agreement ("Contract") to be approved by Offeror and the Kerr County Commissioners Court:

1. **Offeror's Legal Name, Contact Representative, Address, Telephone Number and E-mail:**

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2. **Purchase Price:** The purchase price ("Purchase Price") would be \$\_\_\_\_\_. Property taxes shall be prorated to the date of closing. Offeror submits a cashier's check herewith in the amount of \$\_\_\_\_\_ payable to Kerr County.

5. **Title Commitment:** Buyer, at Buyer's expense, is responsible for providing Title policy.

6. **As-Is, Where-Is:** KERR COUNTY DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, PHYSICAL OR ENVIRONMENTAL CONDITIONS, THE VALUE, CONDITION, MERCHANTABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY. ACCORDINGLY, OFFEROR ACKNOWLEDGES AND AGREES THAT THE PROPERTY SHALL BE CONVEYED AND OFFEROR SHALL ACCEPT THE PROPERTY "AS IS, WHERE IS", WITH ALL FAULTS.
7. **Closing:** Closing of the transaction would take place 30 (thirty) days after awarding bid.

Please be advised that this Letter of Intent is a binding offer to purchase the Property. Once accepted by the Kerr County Commissioners Court, the parties agree to execute a Sale and Purchase Agreement in accordance with the terms of this Letter of Intent, or any other additional terms as negotiated by and acceptable to Offeror and Kerr County Commissioners Court.

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Signature of Authorized Representative of Offeror

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Printed Name

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Date

# EXHIBIT A

*Description of Property*

### Neighborhood Analysis

Center Point is a small (population estimated at 800), unincorporated village located in eastern Kerr County approximately eight miles east of Kerrville and ten miles west of Comfort; a small community split by the Kerr and Kendall County line. Center Point has been unincorporated for many years and has minimal governmental structure with no zoning or utilities provided (except for a state approved community water provider) and generally operates as a community center. It is, however, in a long term process of obtaining a central sewage system. It contains a small but active retail and industrial zone along Highway 27 with various forms of residential occupancy north or south of the commercial strip. The Highway 27 "T" intersection with FM 480, leads south across the Guadalupe River to the older/original community of Center Point which consists of a mixture of moderate retail but primarily residential properties of variable character. The subject's immediate neighborhood consists of a quarter mile strip of residential properties that lie on the north bank of the Guadalupe River along the south right of way of Center Point River Road. The north side of River Road is a mixed use area with some agricultural/industrial use, vacant land and older housing. The riverside portion of this strip is occupied by vacant tracts and five to forty year old housing with primary occupancy and/or recreational rental housing; both attuned to the attractive recreational aspects of the Guadalupe River and enhanced with riverside steps, patios, docks, etc. that accommodate physical access to the impounded Center Point (county maintained) lake.

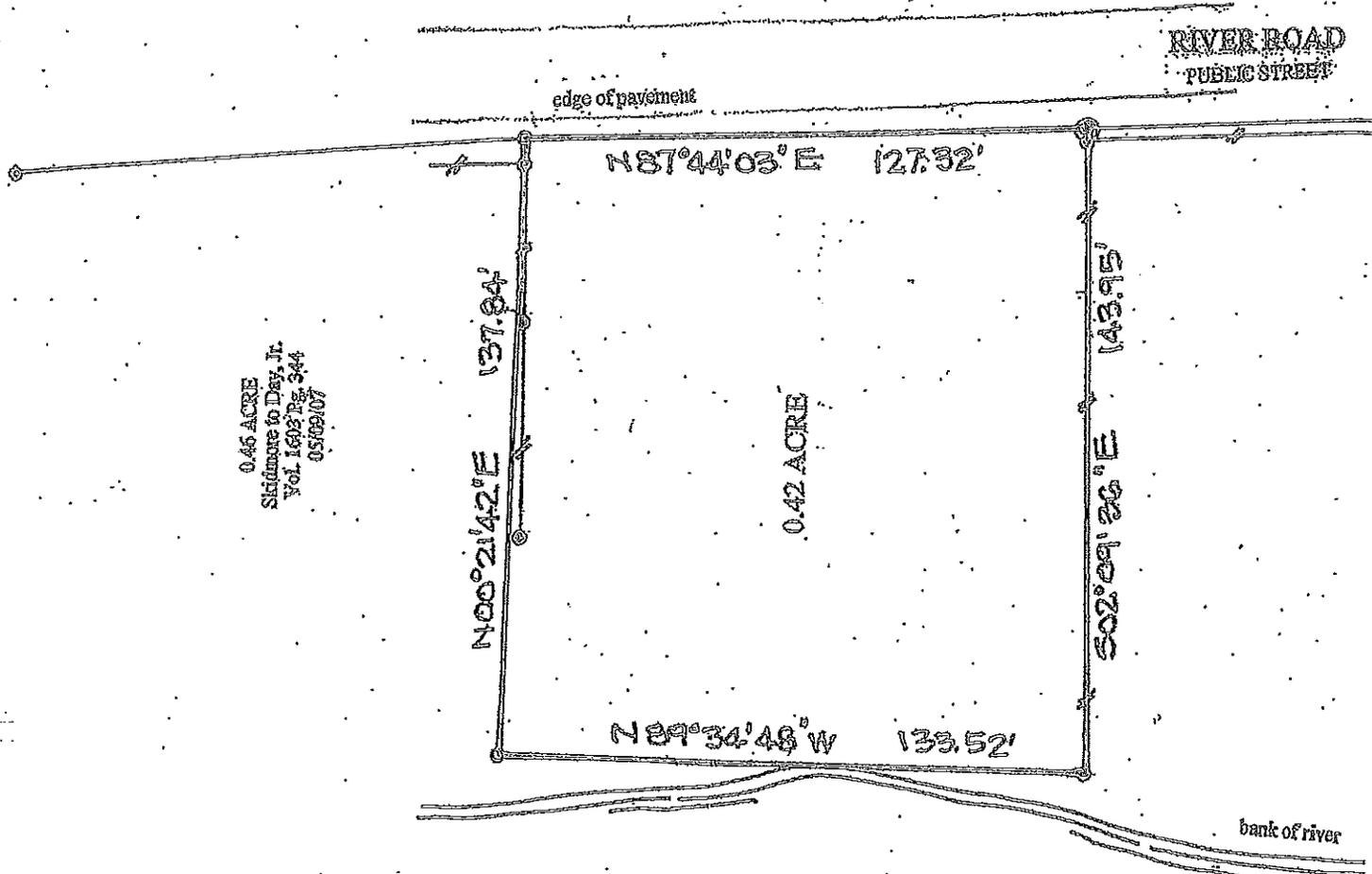
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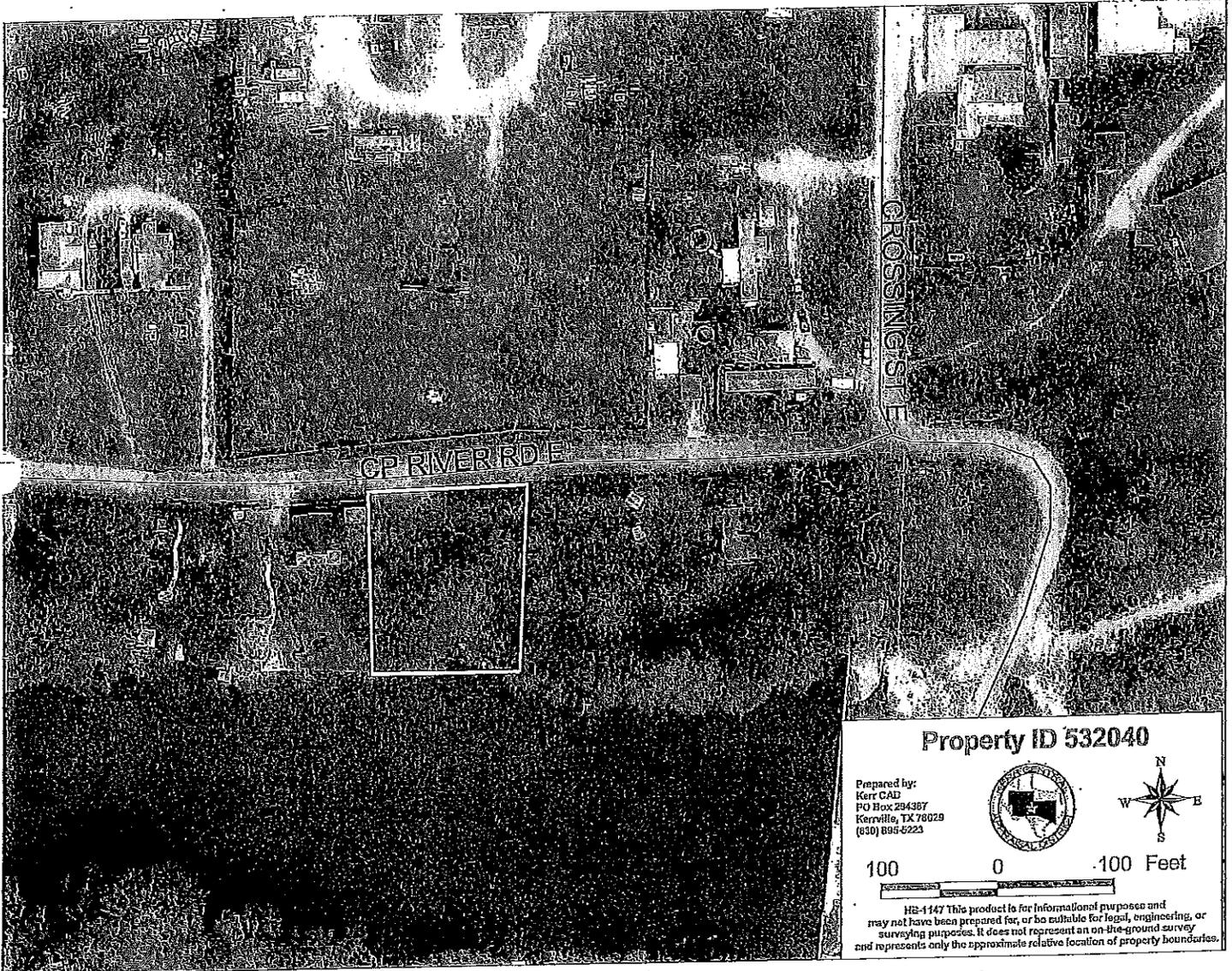


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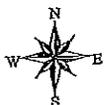
Q. PROPERTY TAXES

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**Property ID 532040**

Prepared by:  
Kerr CAD  
PO Box 294387  
Kerrville, TX 78029  
(830) 896-5223



100 0 100 Feet

HB-1147 This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.