

NOTICE OF INVITATION TO LEASE **PROPERTY BY SEALED BID**

Pursuant to Local Government Code § 263.007, Presidio County hereby gives public notice of its intention to lease certain real property, located within Presidio County, Texas (the "Property") as described in the attached Exhibit "A."

Presidio County will accept sealed bids for the lease of the above-described Property for use as a golf course. Sealed written bids should be addressed to the Presidio County Office of Management and Budget (OMB), Presidio County Courthouse, 300 N. Highland Avenue, P.O. Box 1484, Marfa, Texas 79843. All bids must be received by Presidio County no later than 3:00 p.m. on December 9, 2016. Sealed written bids may be submitted by U.S. mail or hand delivery. ***No faxed bids or late bids will be accepted.*** Bids received after the deadline will be returned to the sender unopened. Prospective bidders may obtain bid instructions by contacting Katie Sanchez, Director, Presidio County OMB.

Bids may be presented to the Presidio County Commissioners Court at a meeting on December 13, 2016. Presidio County reserves the right to accept or reject any and/or all bids, to waive any and all technicalities, and accept the bid of the bidder best suited to use the land, as determined by Presidio County Commissioners Court, in accordance with Local Government Code § 263.007. The transfer of any interest in real property by Presidio County to any successful bidder is subject to approval by the Presidio County Commissioners Court.

WAIVER OF CLAIMS: BY TENDERING A RESPONSE TO THIS INVITATION TO BID, THE BIDDER ACKNOWLEDGES THAT IT HAS READ AND FULLY UNDERSTANDS THE REQUIREMENTS FOR SUBMITTING A BID AND THE PROCESS USED BY THE COUNTY FOR SELECTING A HIGHEST AND BEST BIDDER. FURTHER, BY SUBMITTING A BID, THE BIDDER FULLY, VOLUNTARILY AND UNDERSTANDINGLY WAIVES AND RELEASES ANY AND ALL CLAIMS AGAINST THE COUNTY AND ANY OF ITS OFFICERS, AGENTS AND/OR EMPLOYEES THAT COULD ARISE OUT OF THE ADMINISTRATION, EVALUATION, OR RECOMMENDATION OF ANY BID SUBMITTED IN RESPONSE TO THIS INVITATION TO BID.

Exhibit A

Lease Area No.1
505.27 acres
Marfa Golf Course
The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354
Presidio County, Texas

Lease Area No. 1, 505.27 acres of land out of Marfa Municipal Golf Course, being out of a called 551.34 acres tract of land, more or less, out of The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354, Certificate No. 1/522, as recorded in volume 50, pages 261 & 262, dated June 10, 1915 and Subject to a Lease area, City of Marfa, Texas as recorded in Vol. 162, Pg. 101, called 112.77 acres, Deed Records of Presidio County, Texas and Bearings and distance are State Plane Coordinate System, Texas South Central Zone, NAD 83, Convergence Angle of 2°26'45", Combined Scale Factor of 0.9997882 and described as follows:

Commencing at (N 14,065,977.63 – E 392,195.20), a 2 inch iron pipe found in a rock mound at the North East corner of The GH&SA RR CO Survey, No. 246, Block 8, Abstract 7523, thence S01°23'40"E, a distance of 1116.85 feet to an Iron Bar Set ½" (Solis 4602) in the East line Ranch Road 112 (80' ROW) and in the West line of a called 551.34 acres tract of land, more or less, out of The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354, Certificate No. 1/522, as recorded in volume 50, pages 261 & 262, dated June 10, 1915 and out of a Lease area, City of Marfa, Texas as recorded in Vol. 162, Pg. 101, called 112.77 acres, Deed Records of Presidio County, Texas, thence S 02°42'55"W, A Distance 5272.40 feet to a 2" Iron Pipe Found for, The Point of Beginning and the Southwest corner of this Lease Area;

Thence N 02°40'14" E, a distance of 809.53 feet, generally following a wire fence and the East line of Ranch Road 112 (80' ROW), to a 5/8" IRON BAR FOUND CAP "4761" for a corner of this tract of land;

Thence N 08°32'16" E, a distance of 798.26 feet, generally following a wire fence and the East line of Ranch Road 112 (80' ROW) to a 5/8" IRON BAR FOUND CAP "4761", for a corner of this tract of land;

Thence N 02°42'31" E, a distance of 2,902.61 feet, generally following a wire fence and the East line of Ranch Road 112 (80' ROW) to a Wood Post, for a corner of this tract of land;

Thence along a curve to the right, having a radius of 373.47 feet and a central angle of 90°13'09" in a Northeasterly direction, along the arc, a distance of 588.07 feet and a chord bearing of N 47°49'05" E and a chord distance of 529.17 feet, generally following a wire fence and the East line of Ranch Road 112 (80' ROW), to a Wood Post for the Northwest corner of this tract of land;

Thence S 87°04'45" E, a distance of 1,305.96 feet, generally following a wire fence and the South line of Ranch Road 112 (80' ROW), to a Wood Post in the West line of City of Marfa, Texas, Called 14.32 acres as recorded in Volume 289, Page 404, Deed Records of Presidio County, Texas, for a corner of this tract of land;

Thence S 05°11'29" W, along the West said 14.32 acres tract, a distance of 426.33 feet, to a Wood Post for a corner of this tract of land;

Thence S 87°04'45" E, along the South line of said 14.32 acres, a distance of 1,332.79 feet, to common corner of said 14.32 acre tract and Southwest Corner of the Lease Area, 5.74 acres, City of Marfa, Sanitary Landfill, as recorded in volume 257, Page 444, Deed Records, to a Wood Post for a corner of this tract of land;

Thence N 02°51'08" E, common line of said 14.32 acre tract and said 5.74 acre lease area, a distance of 506.19 feet, to a Wood Post in the South line of the DTM Ranch LP, as recorded in volume 285, page 114, of the deed records, Presidio County, for a corner of this tract of land;

Lease Area No.1
505.27 acres
Marfa Golf Course
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Thence S 87°04'58" E, with the South line of said DTM Ranch LP, a distance of 2,220.00 feet, a Wood Post, for the Northeast corner of this tract of land;

Thence S 03°04'23" W, a distance of 3,546.99 feet, along the common line of this lease area and said DTM Ranch LP, for the most southerly southeast corner of this tract of land;

Thence S 89°05'48" W, a distance of 1,936.66 feet, along the common line of this lease area and said DTM Ranch LP, to a Wood Post for a corner of this tract of land;

Thence S 58°16'00" W, a distance of 455.25 feet, to a 5/8" IRON BAR FOUND for a corner of this tract of land;

Thence S 02°55'35" W, a distance of 1,014.91 feet, along the common line of this lease area and said DTM Ranch LP, to a Wood Post, for a corner of this tract of land;

Thence N 87°18'27" W, a distance of 2,962.26 feet to the POINT OF BEGINNING and containing 505.279 acres of land.

Richard J. Solis, R.P.L.S.
Texas Professional Land Surveyor No.4602.
Date: September 23, 2016
Geomatics of Texas, INC.
300 Main Street Box 1414
Blanco, Texas 78623
830-237-2001
Richard@RichardSolis.com



Lease Area No.2
473.39 acres
Marfa Golf Course
The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354
Presidio County, Texas

Lease Area No. 2, 473.39 acres of land out of Marfa Municipal Golf Course, being out of a called 551.34 acres tract of land, more or less, out of The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354, Certificate No. 1/522, as recorded in volume 50, pages 261 & 262, dated June 10, 1915 and Subject to a Lease area, City of Marfa, Texas as recorded in Vol. 162, Pg. 101, called 112.77 acres, Deed Records of Presidio County, Texas and Bearings and distance are State Plane Coordinate System, Texas South Central Zone, NAD 83, Convergence Angle of 2°26'45", Combined Scale Factor of 0.9997882 and described as follows:

Commencing at (N 14,065,977,.63 – E 392,195.20), a 2 inch iron pipe found in a rock mound at the North East corner of The GH&SA RR CO Survey, No. 246, Block 8, Abstract 7523, thence S01°23'40"E, a distance of 1116.85 feet to an Iron Bar Set ½" (Solis 4602) in the East line Ranch Road 1112 (80' ROW) and in the West line of a called 551.34 acres tract of land, more or less, out of The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354, Certificate No. 1/522, as recorded in volume 50, pages 261 & 262, dated June 10, 1915 and out of a Lease area, City of Marfa, Texas as recorded in Vol. 162, Pg. 101, called 112.77 acres, Deed Records of Presidio County, Texas, thence S 03°38'55"E, A Distance 5304.86 feet to a point for, The Point of Beginning and the Southwest corner of this Lease Area;

Thence N 03°09'15" E, a distance of 788.27 feet, generally following a wire fence and the East line of Ranch Road 1112 (80' ROW), to a point for a corner of this tract of land;

Thence S 88°46'05" E, a distance of 584.67 feet, generally following a wire fence and the East line of Ranch Road 1112 (80' ROW), to a point for a corner of this tract of land;

Thence N 02°41'56" E, a distance of 796.67 feet, generally following a wire fence and the East line of Ranch Road 1112 (80' ROW), to a point for a corner of this tract of land;

Thence N 87°06'29" W, a distance of 1,097.96 feet, generally following a wire fence and the East line of Ranch Road 1112 (80' ROW), to a 5/8" IRON BAR FOUND CAP "4761" for a corner of this tract of land;

Thence N 02°42'31" E, a distance of 2,902.61 feet, generally following a wire fence and the East line of Ranch Road 1112 (80' ROW) to a Wood Post, for a corner of this tract of land;

Thence along a curve to the right, having a radius of 373.47 feet and a central angle of 90°13'09" in a Northeasterly direction, along the arc, a distance of 588.07 feet and a chord bearing of N 47°49'05" E and a chord distance of 529.17 feet, generally following a wire fence and the East line of Ranch Road 1112 (80' ROW), to a Wood Post for the Northwest corner of this tract of land;

Thence S 87°04'45" E, a distance of 1,305.96 feet, generally following a wire fence and the South line of Ranch Road 1112 (80' ROW), to a Wood Post in the West line of City of Marfa, Texas, Called 14.32 acres as recorded in Volume 289, Page 404, Deed Records of Presidio County, Texas, for a corner of this tract of land;

Thence S 05°11'29" W, along the West said 14.32 acres tract, a distance of 426.33 feet, to a Wood Post for a corner of this tract of land;

Lease Area No.2
473.39 acres
Marfa Golf Course
The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354
Presidio County, Texas

Thence S 87°04'45" E, along the South line of said 14.32 acres, a distance of 1,332.79 feet, to common corner of said 14.32 acre tract and Southwest Corner of the Lease Area, 5.74 acres, City of Marfa, Sanitary Landfill, as recorded in volume 257, Page 444, Deed Records, to a Wood Post for a corner of this tract of land;

Thence N 02°51'08" E, common line of said 14.32 acre tract and said 5.74 acre lease area, a distance of 506.19 feet, to a Wood Post in the South line of the DTM Ranch LP, as recorded in volume 285, page 114, of the deed records, Presidio County, for a corner of this tract of land;

Thence S 87°04'58" E, with the South line of said DTM Ranch LP, a distance of 2,220.00 feet, a Wood Post, for the Northeast corner of this tract of land;

Thence S 03°04'23" W, a distance of 3,546.99 feet, along the common line of this lease area and said DTM Ranch LP, for the most southerly southeast corner of this tract of land;

Thence S 89°05'48" W, a distance of 1,936.66 feet, along the common line of this lease area and said DTM Ranch LP, to a Wood Post for a corner of this tract of land;

Thence S 58°16'00" W, a distance of 455.25 feet, to a 5/8" IRON BAR FOUND for a corner of this tract of land;

Thence S 02°55'35" W, a distance of 1,014.91 feet, along the common line of this lease area and said DTM Ranch LP, to a Wood Post, for a corner of this tract of land;

Thence N 87°18'27" W, a distance of 2,962.26 feet to the POINT OF BEGINNING and containing 473.39 acres of land.

Richard J. Solis, R.P.L.S.

Richard J. Solis, R.P.L.S.
Texas Professional Land Surveyor No.4602.
Date: September 23, 2016
Geomatics of Texas, INC.
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Blanco, Texas 78623
830-237-2001
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Lease Area No.3
21.28 acres
Marfa Park at Golf Course
The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354
Presidio County, Texas

Lease Area No. 3, 21.28 acres of land out of Marfa Municipal Golf Course, being out of a called 551.34 acres tract of land, more or less, out of The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354, Certificate No. 1/522, as recorded in volume 50, pages 261 & 262, dated June 10, 1915 and Subject to a Lease area, Subject to the lease area, Marfa Roping Club, Inc. as recorded in Volume 257, Page 444, City of Marfa Texas, Deed Records of Presidio County, Texas and Bearings and distance are State Plane Coordinate System, Texas South Central Zone, NAD 83, Convergence Angle of 2°26'45", Combined Scale Factor of 0.9997882 and described as follows:

Commencing at (N 14,065,977.63 – E 392,195.20), a 2 inch iron pipe found in a rock mound at the North East corner of The GH&SA RR CO Survey, No. 246, Block 8, Abstract 7523, thence S01°23'40"E, a distance of 1116.85 feet to an Iron Bar Set ½" (Solis 4602) in the East line Ranch Road 1112 (80' ROW) and in the West line of a called 551.34 acres tract of land, more or less, out of The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354, Certificate No. 1/522, as recorded in volume 50, pages 261 & 262, dated June 10, 1915 and out of a Lease area, City of Marfa, Texas as recorded in Vol. 162, Pg. 101, called 112.77 acres, Deed Records of Presidio County, Texas, thence S 01°27'39"W, A distance 3669.61 feet to a point in the East line of Ranch Road 1112 (80' ROW), for, The Point of Beginning and the Northwest corner of this Lease Area;


Thence S 87°06'29" E, a distance of 1,097.96 feet, to a point, The Northeast corner for a corner of this tract of land;

Thence S 02°41'56" W, a distance of 796.67 feet, to a point, the Southeast corner for a corner of this tract of land;

Thence N 88°46'05" W, a distance of 1,179.53 feet, to a point, for the Southwest and in East line of Ranch Road 1112 (80' ROW), for a corner of this tract of land;

Thence N 02°40'14" E, a distance of 36.45 feet, generally following a wire fence and the East line of Ranch Road 1112 (80' ROW), to a 5/8" IRON BAR FOUND CAP "4761" for a corner of this tract of land;

Thence N 08°32'16" E, a distance of 798.26 feet, generally following a wire fence and the East line of Ranch Road 1112 (80' ROW), to the POINT OF BEGINNING and containing 21.28 acres of land.


Richard J. Solis, R.P.L.S.
Texas Professional Land Surveyor No.4602.
Date: September 23, 2016
Geomatics of Texas, INC.
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Lease Area No. 4
17.03 acres
Marfa Golf Course
The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354
Presidio County, Texas

Lease Area No. 4, 17.03 acres of land out of Marfa Municipal Golf Course, being out of a called 551.34 acres tract of land, more or less, out of The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354, Certificate No. 1/522, as recorded in volume 50, pages 261 & 262, dated June 10, 1915 and Subject to a Lease area, City of Marfa, Texas as recorded in Vol. 162, Pg. 101, called 112.77 acres, Deed Records of Presidio County, Texas and Bearings and distance are State Plane Coordinate System, Texas South Central Zone, NAD 83, Convergence Angle of 2°26'45", Combined Scale Factor of 0.9997882 and described as follows:

Commencing at (N 14,065,977,.63 – E 392,195.20), a 2 inch iron pipe found in a rock mound at the North East corner of The GH&SA RR CO Survey, No. 246, Block 8, Abstract 7523, thence S01°23'40"E, a distance of 1116.85 feet to an Iron Bar Set ½" (Solis 4602) in the East line Ranch Road 1112 (80' ROW) and in the West line of a called 551.34 acres tract of land, more or less, out of The GH&SA RR CO Survey, No. 271, Block 8, Abstract 7354, Certificate No. 1/522, as recorded in volume 50, pages 261 & 262, dated June 10, 1915 and out of a Lease area, City of Marfa, Texas as recorded in Vol. 162, Pg. 101, called 112.77 acres, Deed Records of Presidio County, Texas, thence S 01°23'40"E, A Distance 1116.85 feet to a point for, The Point of Beginning and Southwest corner of this Lease Area;

Thence N 02°42'31"E, generally following a wire fence and the East line of Ranch Road 1112 (80' ROW), a distance of 347.86 feet, to a wood fence post, for corner of this Lease Area;


Thence in a Northeast direction, generally following a wire fence and Southeast line of Ranch Road 1112 (80' ROW), a distance of 588.07 feet, along a curve to the Right, a radius of 373.47 feet, a central angle of 90°13'09", a chord bearing N47°49'05"E, a chord distance of 529.17 feet, to a wood fence post, for the North corner of this Lease Area;

Thence S87°04'45"E, a distance of 977.71 feet, generally following a wire fence and the South line of Ranch Road 1112 (80' ROW), to wood post for a corner of this Lease Area;

Thence in a Southeast direction, a distance of 322.15 feet along a curve to the Right, a radius of 200.00 feet, a central angle of 92°17'20", chord distance 288.44 feet, chord bearing S44°56'05"E, to a point, for a corner of this Lease Area;

Thence crossing said Marfa Municipal Golf Course, being out of a said called 551.34 acres tract of land and out of a said Lease area, City of Marfa, Texas as recorded in Vol. 162, Pg. 101, called 112.77 acres the following bearings and distances;

1. S 05°12'35" W, a distance of 179.44 feet to a point, for a corner of this Lease Area;
2. S 89°31'01" W, a distance of 578.33 feet to a point, for a corner of this Lease Area;
3. S 81°05'59" W, a distance of 361.36 feet to a point, for a corner of this Lease Area;
4. S 72°33'10" W, a distance of 652.39 feet to the Point of Beginning and containing 17.03 acres of land.


Date: 09/23/2016
Richard J. Solis, R.P.L.S. Texas Reg. 4602
PO Box 75, Fischer, Texas 78623

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