



INVITATION FOR BIDS (IFB)

FOR

Sale of Vacant Land - 4843 Lord Road

FOR

**HOUSING AUTHORITY OF THE
CITY OF SAN ANTONIO, TEXAS
AND
AFFILIATED ENTITIES**

IFB# 1511-998-84-4436

Prepared by:

**Department of Procurement
Of the
San Antonio Housing Authority
818 South Flores Street
San Antonio, Texas 78204**

Interim President & CEO David Nisivoccia



Invitation for Bids For **Sale of Vacant Land - 4843 Lord Road**

The San Antonio Housing Facility Corporation, San Antonio, Texas an affiliate of the San Antonio Housing Authority hereby invites qualified purchasers to submit bids for the purchase of approximately 26.387 acres located at 4843 Lord Road in the city of San Antonio, Texas.

As a part of our social mission and federal mandate, SAHA is committed to providing economic, training and educational opportunities to the low income individuals in the communities we serve. All contractors are required to recruit and hire low income individuals for new positions and provide training & educational opportunities to the greatest extent feasible for these individuals.

Copies of the bid documents can be obtained by calling 210-477-6059 or online at

www.saha.org

<http://nahro.economicengine.com>

<http://www.publicpurchase.com/gems/saha,tx/buyer/public/home>

Notice: Contact with members of the SAHA Board of Commissioners, or SAHA officers and employees other than the contact person listed herein, by any prospective Bidder, after publication of the IFB and prior to the execution of a contract with the successful bidder(s) could result in disqualification of your bid. In fairness to all prospective bidder(s) during the IFB process, if SAHA meets in person with anyone representing a potential provider of these services to discuss this IFB other than at the pre-submittal meeting, an addendum will be issued to address all questions so as to insure no Bidder has a competitive advantage over another. This does not exclude meetings required to conduct business not related to the IFB or possible personal presentations after written qualifications have been received and evaluated.

HOUSING AUTHORITY OF THE
CITY OF SAN ANTONIO, TEXAS

By: _____

Alejandra I. Villarreal
Contracting Officer



Solicitation # 1511-998-84-4436

BID PACKAGE
APPROXIMATELY 26.387 ACRES AT 4843 LORD ROAD,
SAN ANTONIO, TEXAS 78220
SAN ANTONIO HOUSING FACILITY CORPORATION
("SAHFC")

"AS IS" SALE

CONTENTS:

1. Advertisement
2. Instructions to Bidders
3. Bid Form
4. Special Warranty Deed Form

Important Note:

In order to bid on this property, you must submit the following as part of your Bid:

1. **Instructions to Bidders (one signed copy)**
2. **Bid Form (one signed copy)**
3. **Earnest Money in the form of a cashier's check or other certified funds acceptable to SAHFC. The deposit must be in the amount of 5% of the bid price.**



**SEALED BID SALE
SAN ANTONIO HOUSING FACILITY CORPORATION
1511-998-84-4436**

The San Antonio Housing Facility Corporation (SAHFC), an affiliate of the San Antonio Housing Authority is soliciting offers for the sale of the following property:

A vacant parcel of land containing approximately 26.387 acres located at 4843 Lord Road, San Antonio, TX 78220, being part of Lot A-18 and Lot A-19, New City Block 10615, San Antonio, Bexar County, Texas.

More detailed information is contained in the bid package, which may be obtained at the main office of the San Antonio Housing Authority (SAHA), 818 S. Flores, San Antonio, Texas 78204, or by calling Charles Bode, Asst. Director of Procurement at 210-477-6073. The bid package will be available beginning Wednesday, November 4, 2015. All interested bidders must review the bid package, which contains instructions and a required bid form.

The minimum bid price for the land is as follows:

\$1,000,000.00

Offers must be received no later than 2:00 p.m. on Monday, November 23, 2015 at SAHA's main office, 818 S. Flores, San Antonio, Texas 78204. Earnest money in the form of a cashier's check or other certified funds in the amount of 5% of the bid price must be included with the bid.

SAHFC reserves the right to reject any or all offers. Additional terms for the Earnest Money Contract will be negotiated with the successful bidder. Questions regarding the property should be directed, in writing, to: Charles Bode, Asst. Director of Procurement, email: charles_bode@saha.org.



INSTRUCTIONS TO BIDDERS 4843 LORD ROAD

1. Property

The property being offered for sale is a vacant parcel of land containing approximately 26.387 acres. It is a tract of land out of the remaining portion of Lot A-18 and Lot A-19, New City Block 10615, situated in the City of San Antonio, Bexar County, Texas. The property is located at 4843 Lord Road, San Antonio, Bexar County, Texas 78220. The property is owned by the San Antonio Housing Facility Corporation (SAHFC), a nonprofit affiliate of the San Antonio Housing Authority. A legal description is attached as Exhibit A.

2. Bids

Bids will be accepted only for the entire tract, and not for any lesser portion thereof. The minimum bid price for the land is \$1,000,000.00.

3. Time and Place for Submission of Bids

- a. Bids must be received in the Procurement Division of the main offices of the San Antonio Housing Authority (SAHA), 818 South Flores, San Antonio, Texas 78204, no later than 2:00 p.m. on Monday, November 23, 2015, at which time all bids submitted will be opened and read aloud. **Bids must be accompanied by a deposit (earnest money) in the amount of 5% of the bid price. The deposit must be in the form of a cashier's check or other certified funds payable to "San Antonio Housing Facility Corporation."** SAHFC reserves the right to reject any and all bids.
- b. Bids received prior to the hour of opening will be securely kept sealed and a record of each bid maintained by the Procurement Division. The Director of the Procurement Division or his designee will decide when the time for opening bids has arrived and no bid received thereafter shall be considered.
- c. Bids must be submitted in a sealed envelope with the following information marked on the outside of the envelope: **"Invitation for Bid 1511-998-84-4436: Sale of Lord Road Property"** Bids by facsimile transmission (Fax) or email will not be accepted.
- d. If the bid is accepted, the bid deposit will serve as earnest money in connection with an Earnest Money Contract to be executed between SAHFC and the successful bidder, and consummation of the sale.



4. Completion of Bid Forms

- a. This Instructions to Bidders form shall be signed, dated, and submitted with the bid. A signature space is provided on this form. The form must be signed by a person authorized to bind the bidder to a legal document.
- b. The Bid Form shall also be completed and signed by the bidder and shall accompany the bid. The amount of bid shall be entered under "Price Bid." It must be signed by a person authorized to bind the bidder to a legal document.

5. Irrevocable Bid

When a bid is properly submitted, it becomes an irrevocable bid to purchase the land in accordance with the terms of an Earnest Money Contract to be executed between SAHFC and the successful bidder. All bid submissions will be the property of SAHFC. Bids must be complete and free from ambiguity. SAHFC's promise to fairly evaluate all bids and refrain from disposing of the land during the period between submission of and acceptance or rejection of bids shall constitute the consideration for the irrevocability of the bid.

6. Acceptance of Bids

SAHFC will begin evaluating bids following the bid opening. SAHFC reserves the right to reject any or all bids, to waive any minor irregularities or technicalities and to accept any bid it deems to be in SAHFC's best interest. SAHFC's acceptance of the offer to purchase the land shall be made by SAHFC's execution of an Earnest Money Contract by a representative of SAHFC. The bidder shall be notified thereof in writing within a reasonable time after acceptance. The successful bidder must submit an executed Earnest Money Contract to SAHFC within 10 days from such notification. If SAHFC and the bidder are unable to agree on, and execute, a mutually-acceptable Earnest Money Contract within 30 days following the bid opening date, the bid shall be considered rejected by SAHFC. SAHFC reserves the right to reject any or all bids and in any event will accept bids subject to SAHFC's requirements and any applicable local, state, and federal law. SAHFC shall consider as irregular any bid in which there is an alteration of or departure from these requirements, or a proposed change in contract obligations.

7. "AS IS" Sale

The Property will be conveyed "**AS IS**" with no warranties or representations other than limited warranties of title. See the attached draft Special Warranty Deed form for a more detailed description.



8. Bid to Acquire

The undersigned hereby bids to acquire the land described above and certifies having read, understood, and agreed to the bid instructions and requirements contained herein. It is further understood and agreed that this document, when submitted to SAHFC, becomes a part of the accompanying bid.

Printed Name of Bidder

_____, 2015
Date

Authorized Signature



BID FORM
1511-998-84-4436

SAN ANTONIO HOUSING FACILITY CORPORATION

The undersigned proposes to acquire the parcel described herein for the amount listed below under "Price Bid" from the San Antonio Housing Facility Corporation, hereinafter called "SAHFC."

Legal Description: A parcel of land in San Antonio, Bexar County, Texas, being part of Lot A-18 and Lot A-19, New City Block 10615

Acres: Approximately 26.387

Location: 4843 Lord Road, San Antonio, Bexar County, Texas 78220

Minimum Disposition Price: \$1,000,000.00

Price Bid: \$ _____ My bid is all Cash.

If bidder is successful, the purchase price must be paid in cash upon delivery of title to the Lord Road tract, and date of delivery by SAHFC shall determine when cash payment must be made by the bidder.

Conveyance shall be made by Special Warranty Deed on a form prepared by SAHFC pursuant to the terms of an Earnest Money Contract to be executed by SAHFC and the successful bidder. **The property will be sold "AS IS," with no warranties other than limited warranties of title. See the Special Warranty Deed for detailed language.**

Upon failure of the undersigned to comply with the terms hereof for any reason except defects in title, SAHFC may retain the bid deposit as liquidated damages. In such event, all of undersigned's rights hereunder shall then terminate and SAHFC may proceed to sell the property to other persons.

The following documents must be included in your bid submission:

- 1. Instructions to Bidders (one signed copy);**
- 2. This Bid Form (one signed copy); and**
- 3. Deposit in the form of cashier's check or other certified funds in the amount required by "Instructions to Bidders"**

By signing and submitting this Bid Form, the undersigned represents he/she is authorized to legally bind the bidder in this capacity:

Authorized Signature: _____



Procurement Department

Bidder's Contact Information

Signer's Name (printed or typed): _____

Signer's Title (printed or typed): _____

Firm Name (if applicable): _____

Address of Bidder: _____

Bidder's Telephone: _____

Bidder's Fax: _____

E-Mail: _____



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED
(4843 LORD ROAD)

Date: _____, 2015

Grantor: SAN ANTONIO HOUSING FACILITY CORPORATION,
a Texas nonprofit public facility corporation

Grantor's Mailing Address: 818 South Flores
San Antonio, Bexar County, Texas 78204

Grantee: XXXXXXXXXXXXXXXXXXXX

Grantee's Mailing Address: xxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxx

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and
valuable consideration

Property (including any improvements):

A parcel of land containing approximately 26.387 acres, being part of Lot A-18 and Lot A-19, New City Block 10615, situated in the City of San Antonio, Bexar County, Texas, and being more particularly described by metes and bounds in Exhibit A, attached hereto and incorporated herein.

Reservations from Conveyance: None

Exceptions to Conveyance: See Exhibit B attached hereto and incorporated herein as if set forth verbatim at this point.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.



Procurement Department

This conveyance is intended to include any property interests obtained by after-acquired title.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. **THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF SELLER'S REPRESENTATIVE.**

When the context requires, singular nouns and pronouns include the plural.

Grantee accepts this deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed.



Procurement Department

GRANTOR:

SAN ANTONIO HOUSING FACILITY CORPORATION,
a Texas NONPROFIT PUBLIC FACILITY CORPORATION

By: _____

Printed Name: Ed Hinojosa
Its: Assistant Secretary/Treasurer

STATE OF TEXAS)
)
COUNTY OF BEXAR)

This instrument was acknowledged before me on _____, 2015, by Ed Hinojosa, Assistant Secretary/Treasurer of San Antonio Housing Facility Corporation, a Texas nonprofit public facility corporation, on behalf of such corporation.

Notary Public, State of Texas
Notary's name (printed) _____
Notary's commission expires: _____

GRANTEE:

XXXXXXXXXXXXXXXXXXXX
a _____

By: _____

Printed Name: _____
Its: _____

STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2015, by _____, _____ of _____, a _____, on behalf of such _____.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

AFTER RECORDING, RETURN TO:

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

_____, _____



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

818 South Flores Street | San Antonio, Texas 78204 | 210-477-6262 | www.saha.org

Procurement Department

EXHIBIT A
LEGAL DESCRIPTION

HARRY JEWETT ASSOCIATES

E n g i n e e r s

▼ P l a n n e r s

▼ C o n s u l t a n t s

FIELD NOTE DESCRIPTION A 0.58 ACRE TRACT

A description of 0.58 acres of land out of the Julian Diaz Survey No. 133 ½, Abstract No. 190, N.C.B. 10615, San Antonio, Bexar County, Texas being out of that certain 34.91 acre tract conveyed to Agarita Properties, Inc. by Correction Warranty Deed recorded in Volume 4797, Page 1633, Real Property Records of Bexar County, Texas, said 0.58 acres being more particularly described by metes and bounds as follows:

- COMMENCING: At a ½ inch iron rod being the most southwesterly corner of the 34.91 acre parcel, said corner being located on the easterly right-of-way line of South W.W. White Road;
- THENCE: Along and with the easterly right-of-way line of South W.W. White Road, N 00°31'00" W, 123.82 feet to a ½ inch iron rod for corner, said corner being the POINT OF BEGINNING of the hereinafter described 0.58 acre tract of land;
- THENCE: N 00°31'00" W along and with the easterly right-of-way line of South W.W. White Road for a distance of 90.00 feet to a ½ inch iron rod for corner;
- THENCE: N 89°29'00" E for a distance of 5.00 feet to a ½ inch iron rod for corner;
- THENCE: Following a concave curve to the left based upon a chord with a bearing of S 45°14'58" E, a chord length of 21.31 feet, a central angle of 89°27'57", a radius of 15.00 feet, a tangent length of 14.86 feet and a curve length of 23.41 feet to a ½ inch iron rod for corner;
- THENCE: S 89°58'57" E for a distance of 396.99 feet to a ½ inch iron rod for corner;
- THENCE: S 00°01'03" W for a distance of 60.00 feet to a ½ inch iron rod for corner;
- THENCE: N 89°58'57" W for a distance of 396.16 feet to a ½ inch iron rod for corner;
- THENCE: Following a curve to the left based upon a chord with a bearing of S 44°45'02" W, a chord length of 21.31 feet, a central angle of 89°27'57", a radius of 15.00 feet, a tangent length of 14.86 feet and a curve length of 23.41 feet to a ½ inch iron rod for corner;

THENCE:

S 89° 29' 00" W for a distance of 5.00 feet to a ½ inch iron rod for corner, said corner being the POINT OF BEGINNING of the heretofore described 0.58 acre parcel of land.

* * *

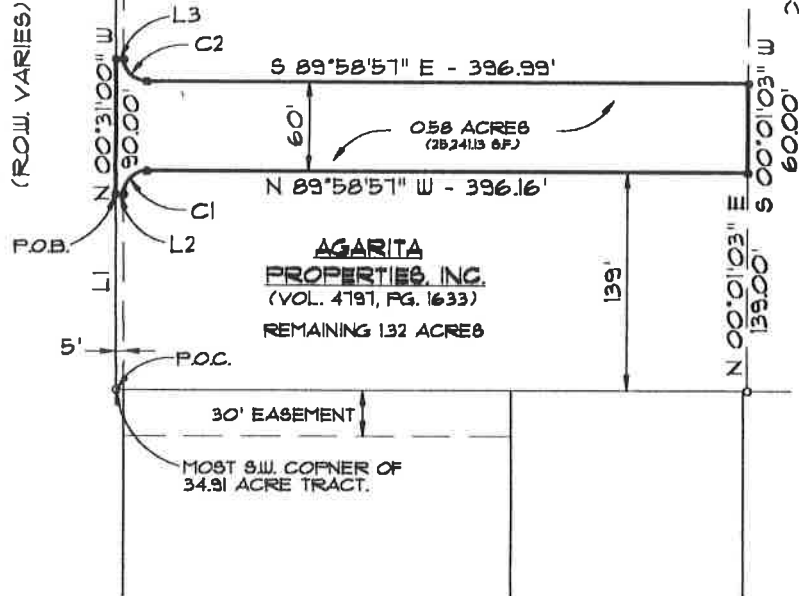


May 20, 1998
Project No.: 96072

SOUTH W.W. WHITE ROAD
(ROW. VARIES)

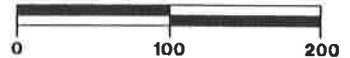
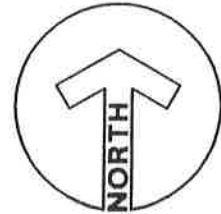
AGARITA PROPERTIES, INC.
(VOL. 4797, PG. 1633)
REMAINING 1.90 ACRES

AGARITA PROPERTIES, INC.
(VOL. 4797, PG. 1633)
25.807 ACRES



CURVE TABLE						
CURVE NO.	CH. BEARING	CHORD	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	S 44°45'02" W	21.31'	89°27'57"	15.00'	23.41'	14.86'
C2	S 45°14'58" E	21.31'	89°27'57"	15.00'	23.41'	14.86'

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	123.82'	N 00°31'00" W
L2	5.00'	S 89°29'00" W
L3	5.00'	N 89°29'00" E



SURVEY

BEING 0.58 ACRES OF LAND OUT OF THE JULIAN DIAZ SURVEY NO. 133 1/2, ASS. NO. 190, N.C.B. 10615, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 34.91 ACRE TRACT CONVEYED TO AGARITA PROPERTIES, INC. BY CORRECTION WARRANTY DEED AS RECORDED IN VOL. 4797, PG. 1633, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF IMPROVEMENTS ON ADJOINING PROPERTY AND THAT ALL IMPROVEMENTS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS, THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD HAZARD AREA ZONE "A", AS PER COMMUNITY PANEL NO. 48028C 0470 E, EFFECTIVE DATE OF: FEBRUARY 18, 1996.



SURVEYED ON THIS 20th DAY OF MAY, 19 98 A.D.

HARRY JEWETT ASSOCIATES

Engineers • Planners • Consultants
2611 North Main Avenue • San Antonio, Texas • 78212-2920
(210) 737-3417 • (210) 733-5384 Fax

Harry B. Jewett III
HARRY B. JEWETT III, R.P.L.S.

HARRY JEWETT ASSOCIATES

Engineers ▼ Planners ▼ Consultants

FIELD NOTE DESCRIPTION FOR A 25.807 ACRE TRACT

A description of 25.807 acres of land out of the Julian Diaz Survey No. 133 ½, Abstract No. 190, being out of that certain 34.91 acre tract conveyed to Agarita Properties, Inc. by Correction Warranty Deed recorded in Volume 4797, Page 1633, Real Property Records of Bexar County, Texas, also being out of Lot A-18 and Lot A-19, N.C.B. 10615, San Antonio, Bexar County, Texas, said 25.807 acres being more particularly described by metes and bounds as follows:

- BEGINNING:** At a ½ inch iron rod set in the south line of this 25.807 acre tract, being the southwest corner of said 25.807 acre tract, said point bears S 89°58'57" E, a distance of 415.00 feet from a point for the southwest corner of said 34.91 acre tract, also being a point in the east right-of-way line of South W.W. White Road, and being the POINT OF BEGINNING;
- THENCE:** N 00°01'03" E, a distance of 354.52 feet to a ½ inch iron rod set;
- THENCE:** S 89°58'14" E, a distance of 184.02 feet to a ½ inch iron rod set;
- THENCE:** N 00°32'38" W, a distance of 86.29 feet to a ½ inch iron rod found, being the southeast corner of Lot 61, N.C.B. 10615, 7.240 Acre Subdivision recorded in Volume 5940, Page 193, of the Deed and Plat Records of Bexar County, Texas, also being the southwest corner of a variable-width drainage right-of-way in Huntleigh Park, Unit-1, as recorded in Volume 4960, Page 219, of the Deed and Plat Records of said county;
- THENCE:** With the south line of said drainage right-of-way, S 89°58'14" E, a distance of 2,238.39 feet to a ½ inch iron rod set, being the northeast corner of this 25.807 acre tract;
- THENCE:** Departing said drainage right-of-way, S 00°02'02" W, a distance of 238.20 feet to a ½ inch iron rod set, the beginning of a non-tangent curve to the right;
- THENCE:** A distance of 116.57 feet along the arc of said curve to the right whose radius is 60.00 feet, central angle is 111°19'04", and whose chord bears S 04°18'26" E, 99.08 feet to a ½ inch iron rod set, the beginning of a curve to the left;
- THENCE:** A distance of 17.91 feet along the arc of said curve to the left whose radius is 20.00 feet, central angle is 51°19'04", and whose chord bears S 25°41'34" W, 17.32 feet to a ½ inch iron rod set;
- THENCE:** S 00°02'02" W, a distance of 497.66 feet to a ½ inch iron rod set in the north right-of-way line of Lord Road, being the southeast corner of this tract;

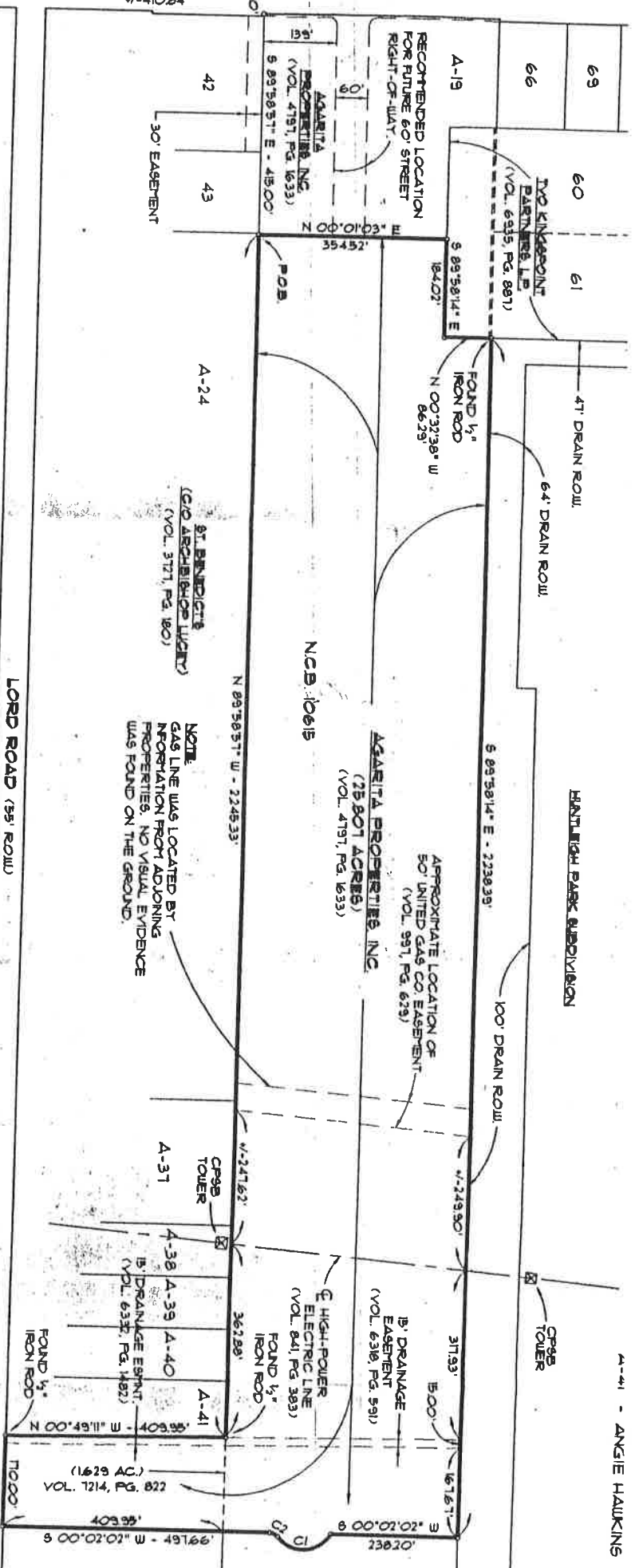
THENCE: With the north right-of-way line of Lord Road, N 89°58'57" W, a distance of 170.00 feet to a ½ inch iron rod found;

THENCE: Departing the north right-of-way line of Lord Road, N 00°49'11" W, a distance of 409.95 feet to a ½ inch iron rod found, being a point in the south line of said 34.91 acre tract;

THENCE: N 89°58'57" W, a distance of 2,245.33 feet to the POINT OF BEGINNING, containing 25.807 acres of land.



April 16, 1998
Project No. : 96072



ACCORDING TO FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP FOR BEXAR COUNTY, TEXAS,
THE SUBJECT PROPERTY IS NOT WITHIN
A 100 YEAR FLOOD HAZARD AREA ZONE
A. AS PER COMMUNITY PANEL NO.
48028C04702E EFFECTIVE DATE OF:
FEBRUARY 16, 1998.

SURVEY
BEING 25.807 ACRES OF LAND OUT OF THE JULIAN DIAZ SURVEY NO.
133-1/2, ABSTRACT NO. 190, BEING OUT OF THAT CERTAIN 34.91 ACRE
TRACT CONVEYED TO AGARITA PROPERTIES, INC. BY CORRECTION
WARRANTY DEED AS RECORDED IN VOLUME 4797, PAGE 1633, OF THE
REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING
OUT OF LOT A-18 AND LOT A-19, N.C.B. 10615, SAN ANTONIO, BEXAR
COUNTY, TEXAS.



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CC
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TO
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EXHIBIT B
EXCEPTIONS TO CONVEYANCE

Validly-existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising by reason of any applicable governmental district, agency, authority, or institution; and taxes (if any) for 2015 , which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.



Procurement Department

_____, 2015

XXXXXXXXXX
XXXXXXXXXX
San Antonio, Texas 78____

Re: 4843 Lord Road
San Antonio, Texas 78220

Dear xxxxxxxxxxxxxx:

In connection with your proposed purchase of the property located at 4843 Lord Road, we hereby deliver copies of the following information to you for your review:

1. Phase I Environmental Site Assessment Report dated April 23, 1998 prepared by Raba Kistner Inc.;
2. Survey dated May 26, 1996, prepared by H.B. Jewett III;
3. Printouts of Bexar Appraisal District account information (since the property has been exempt from taxes, there is no property value or estimated tax shown); and
4. E-mail from CPS Energy regarding availability of electric and gas service.

Please evidence your receipt of these materials by signing below. Should you have any questions about this matter, please contact Ramiro Maldonado at 477-6017.

Very truly yours,

Receipt Acknowledged:

XXXXXXXXXXXX

XXXXXXXXXXXXXXXXXX



Procurement Department

_____, 2015

XXXXXXXXXX

XXXXXXX

San Antonio, TX 782__

Re: Property at 4843 Lord Road
San Antonio, Texas 78220

Dear xxxxxxx:

The San Antonio Housing Facility Corporation (“SAHFC”) has reviewed offers received for the purchase of the vacant parcel located at 4843 Lord Road. We have decided to accept your bid of \$_____ for the property.

Within 10 days of your receipt of this notification, please prepare and submit to us for our review an executed Earnest Money Contract (“Contract”) for the purchase of the property. Your bid deposit should be reflected as earnest money in the Contract. The Contract should be submitted to:

Timothy E. Alcott, Officer
Development Services and Neighborhood Revitalization
San Antonio Housing Authority
818 South Flores
San Antonio, TX 78204

Should you have any questions regarding this matter, please call Ramiro Maldonado at 477-6017.

Very truly yours,

Ed Hinojosa,
Assistant Secretary/Treasurer