

**HILLSBORO INDEPENDENT SCHOOL DISTRICT
SALE OF REAL PROPERTY
BID PACKAGE**

I. INVITATION FOR BID

The Board of Trustees of the Hillsboro Independent School District (“District” or “HISD”) hereby serves notice that the District will accept sealed bids for the following piece of real property:

The surface only and any improvements located at 115 Jane Lane more fully described as being:

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, an being 9.935 acres of the Herman Deaton Survey, A-227, in the City of Hillsboro, Texas, as surveyed on the ground by Joel M. Akins, Registered Public Surveyor, on October 25, 1984, in accordance with the survey plat and field notes attached hereto in Exhibit A.

See **Exhibit A** for copy of deed, field notes, and survey.

The properties may be toured with the school district representative at a mutually agreeable date and time. Interested parties may contact Leah Divin, Director of Finance to coordinate the visit via email at Leah.Divin@hillsboroisd.org or by calling (254) 582-8585.

The property will be conveyed subject to the exceptions and reservations contained herein, including the reservation and exception that any conveyance will be for the surface only. HISD reserves the right to reject any and all bids and to waive any informality in bids received. Bids received after the deadline, faxed bids, and electronic bids will not be considered.

Each property does not include the mineral estate. Further, HISD reserves all of the underground water, percolating water, artesian water, and any other water from any and all depths and reservoirs, formations, depths and horizons beneath the surface of the property, excluding underflow or flow in a defined subterranean channel. These are the Reserved Groundwater Rights.

Property is being sold “as is and where is, with any and all latent and patent defects and faults.” There is no warranty of any kind by the District, including that the property is fit for a particular purpose. In addition, the Property is being sold subject to the conditions, exceptions and reservations contained in the invitation to bid, instruction to bidders, and exhibits thereto, and subject to all recorded interests.

Sealed bids will be received until:

September 3, 2024, at 4:00 pm

Mailing and Physical address:

Leah Divin
Director of Finance
HILLSBORO ISD
121 E. Franklin Street
Hillsboro, Texas 76645

Bid envelopes must be plainly marked on the outside as follows:

**SEALED BID - DO NOT OPEN
PURCHASE OF REAL PROPERTY BID
DUE September 3, 2024, at 4:00 pm**

Bidder agrees that the bid shall remain open and subject to acceptance by the District for a period of sixty (60) calendar days from the bid date. All bids received at or prior to the deadline (or any extension thereof) will be opened and read aloud at that time. After the bid opening, the Board of Trustees will consider such bids at the next scheduled meeting. The District reserves the right to reject any and all bids and to waive any informality in bids received. **Bids received after the deadline, faxed bids, and electronic bids shall not be considered.**

BID RESPONSES MUST BE SUBMITTED ON BID FORMS INCLUDED IN THE BID PACKAGE. THE BID PACKAGE CONTAINS THE REQUIRED BID TERMS AND DESCRIPTIVE INFORMATION ABOUT THE PROPERTY. BID RESPONSES NOT MADE AS SET FORTH BY THE BID PACKAGE MAY BE DEEMED NON-RESPONSIVE AND MAY NOT BE CONSIDERED.

Bidder agrees, if Bidder's bid is accepted by the District, to execute and deliver the Real Estate Sales Contract in a form substantially similar to the one included in this Bid Package as **Exhibit "C"** within five (5) calendar days of written notice of acceptance of the bid by the District. Bidder's failure to execute and deliver the Real Estate Sales Contract within such five (5) day period may be deemed a default by bidder, bidder will forfeit the earnest money, and the District will have no obligation to such bidder.

After execution and delivery of the Real Estate Sales Contract by the bidder, if the bidder terminates the contract pursuant to any right to terminate contained in the Real Estate Sales Contract, except Seller's default, bidder will not recover the earnest money.

The property will be conveyed separately by Special Warranty Deed.

II. INSTRUCTIONS TO BIDDERS

1. SPECIAL WARRANTY DEED: A draft copy of the form of the Special Warranty Deed is included in this Bid Package as **Exhibit B**. The District will consider proposed changes to the

form of deed; however, the District reserves the right to reject any proposed changes that materially change the terms of the sale.

2. REAL ESTATE SALES CONTRACT: A draft form of Real Estate Sales Contract and related documents for the sale of the Property is included in this Bid Package as **Exhibit C**. The District will consider proposed changes to the form of the Real Estate Sales Contract; however, the District reserves the right to reject any proposed changes that materially change the terms of the sale.

3. EARNEST MONEY: The Bid must be accompanied by a money order or cashier's check in the amount equal to one percent (1%) of the accepted bid for the Property, payable to Hillsboro Independent School District. (Cash is **NOT** acceptable.)

4. TIME FRAME FOR CLOSING: Bids are expected to be presented to the Board of Trustees for acceptance at the Board's September regular board meeting, but may be presented at the first Regular Board meeting after bids are opened. Closing should occur as provided in the Real Estate Sales Contract.

5. BID DOCUMENTS: A complete bid response should include:

- The Bid Form, properly completed for the Property,
- Earnest Money in the form of a money order or cashier's check in the amount set out in Paragraph 3 above. (Cash is **NOT** acceptable); and
- Bidder's completed Form 1295, bearing the computer-generated certification number in the "Office Use Only" box. This form must be completed on the Texas Ethic's Commission's website: <https://www.ethics.state.tx.us/filinginfo/1295/>. (See Item #12 below for more information.)

6. WITHDRAWAL OF BIDS: Bidder may request permission to withdraw its bid prior to the actual time for bid opening. Such request must be made in person or in writing at the same location designated to receive the bids. The District will return the bid documents unopened at that time.

7. OTHER CONDITIONS OF SALE: The Property is sold subject to the exclusions, exceptions, conditions and stipulations of record and contained in the Title Search prepared by the Title Company.

8. PERMITTED EXCEPTIONS: The exclusions, exceptions, conditions and stipulations set out above, to the extent they are still in effect, shall be Permitted Exceptions in the Real Estate Sales Contract and the Deed.

9. ENVIRONMENTAL CONDITIONS: The Property may contain environmental conditions.

10. MINERALS: The conveyance is of the surface only, all oil, gas, and other mineral interests are reserved by the District.

11. GROUNDWATER RIGHTS RESERVATION: HISD reserves all of the underground water, percolating water, artesian water, and any other water from any and all depths and reservoirs, formations, depths and horizons beneath the surface of the Property, excluding underflow or flow in a defined subterranean channel.

12. DISCLOSURE OF INTERESTED PARTIES: Texas Government Code, Section 2252.908 requires that a “business entity” entering into a Real Estate Sales Contract with the District to submit, concurrent with its submission of the signed Contract to the District, a Disclosure of Interested Parties, using the form and procedure established by the Texas Ethics Commission. The form requires disclosure of any “interested party” to the Contract of which the contracting entity is aware, and execution by an authorized agent of the contracting entity, acknowledging that disclosure is made under oath and under penalty of perjury. **THE FORM MAY ONLY BE FILED ELECTRONICALLY.** You are encouraged to contact your own legal counsel with any questions you may have about the process.

Form 1295 must be submitted on the form promulgated by the Texas Ethics Commission and in compliance with the Commission’s rules, at the time the business entity submits the signed contract to the District. The form must be completed electronically and the process for doing so can be found at the Texas Ethics Commission website at: https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm.

The filing process will require:

- **Completing Form 1295 electronically** with the Texas Ethics Commission using the online filing application. The portal for completion of Form 1295, instructions for completion and answers to Frequently Asked Questions can be found at the Texas Ethics Commission website:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm.

Note: The information to be placed in Box No. 2, is the name of the “District: Hillsboro Independent School District” and the information to be placed in Box No. 3, of the form is “Real Estate.”

- **Printing a copy of the completed form** (make sure that it has a computer-generated certification number in the “Office Use Only” box).
- Having an authorized agent of the business entity **sign the form before a notary public.**
- **Submitting** the completed, signed and notarized Form 1295, showing the certification of filing with your signed contract as set out above.

The following **definitions** apply:

- **“Business Entity”** means an entity recognized by law through which business is conducted, including a sole proprietorship, partnership, or corporation. TEX. GOV'T CODE §2252.908(1).
- **“Interested Party”** means a person:
 - a) who has a *controlling interest* in a Business Entity with whom the District contracts; or
 - b) who actively participates in facilitating the contract or negotiating the terms of the contract, including a broker, intermediary, adviser, or attorney for the Business Entity.
- **“Controlling interest”** means:
 - a) an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock, or otherwise that exceeds ten (10) percent;
 - b) membership on the board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than ten (10) members; or
 - c) service as an officer of a business entity that has four or fewer officers, or service as one of the four officers most highly compensated by a business entity that has more than four officers.
- **“Intermediary”** means a person who actively participates in the facilitation of the contract or negotiating the contract, including a broker, adviser, attorney, or representative of or agent for the business entity who:
 - a) receives compensation from the business entity for the person's participation;
 - b) communicates directly with the governmental entity or state agency on behalf of the business entity regarding the contract; and
 - c) is not an employee of the business entity.

13. OTHER INFORMATION: The District believes the information included in this Bid Package is materially accurate; however, the District does not warrant this information to be free from errors or omissions. Offerors are encouraged to inspect the premises prior to placing a bid.

III. BID FORMS. Complete the following this form and submit it with your proposal.

HILLSBORO ISD BID FORM: 115 JANE LANE
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The surface only of the following property together with any and all improvements to the property.

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, an being 9.935 acres of the Herman Deaton Survey, A-227, in the City of Hillsboro, Texas, as surveyed on the ground by Joel M. Akins, Registered Public Surveyor, on October 25, 1984, in accordance with the survey plat and field notes attached hereto in Exhibit A.

See Exhibit A to bid package for deed, field notes, and survey.

IMPORTANT: A bid, to be valid, must be manually signed in ink by an authorized person in the space provided. By such signature, bidder agrees to strictly abide by the terms, conditions, and specifications embodied in this bid.

Entity, Company or Firm Name: _____

Contact Person: _____

Name of Broker, if any: _____

Address: _____

Telephone: _____

Fax: _____

Date: _____

Signature: _____

Printed Name: _____

Title: _____

BID AMOUNT: Purchase price offered by Bidder:

_____ DOLLARS

(\$ _____).

EXHIBIT A TO BID PACKAGE FOR PURCHASE OF PROPERTY

PROPERTY INFORMATION/DESCRIPTION

This sale is for the surface only of the following property at 115 Jane Lane, Hillsboro, Texas together with any and all improvements to the property.

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, an being 9.935 acres of the Herman Deaton Survey, A-227, in the City of Hillsboro, Texas, as surveyed on the ground by Joel M. Akins, Registered Public Surveyor, on October 25, 1984, in accordance with the survey plat and field notes attached hereto in Exhibit A.

See **Exhibit A to bid package** for deed, field notes, and survey.

ROBERT E. BUTTLEMAN ET AL

TO

HILLSBORO INDEPENDENT SCHOOL DIST

WARRANTY DEED

8097

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HILL §

THAT WE, ROBERT E. BUTTLEMAN and wife, ALICE M. BUTTLEMAN, of the County of Hill and State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto HILLSBORO INDEPENDENT SCHOOL DISTRICT, of the County of Hill and State of Texas, all of the following described real property in Hill County, Texas, to-wit:

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, and being 3.333 acres out of the German Seaton Survey, A-237, in the City of Hillsboro, TEXAS, as surveyed on the ground by Joel M. Atkins, Registered Public Surveyor, on October 25, 1984, in accordance with the survey plat and field notes attached hereto, marked Exhibit A, and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever: and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WELSHED this 30th day of October, 1984.

Robert E. Buttlesman
Robert E. Buttlesman

Alice M. Buttlesman
Alice M. Buttlesman

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Address of Grantee:
Hillsboro Independent
School District
P. O. Box 455
Hillsboro, Texas 76645

THE STATE OF TEXAS §
COUNTY OF HILL §

This instrument was acknowledged before me on the 20th
day of October, 1984, by ROBERT K. BUTLERMAN
and wife, ALICE M. BUTLERMAN.


Notary Public, State of Texas



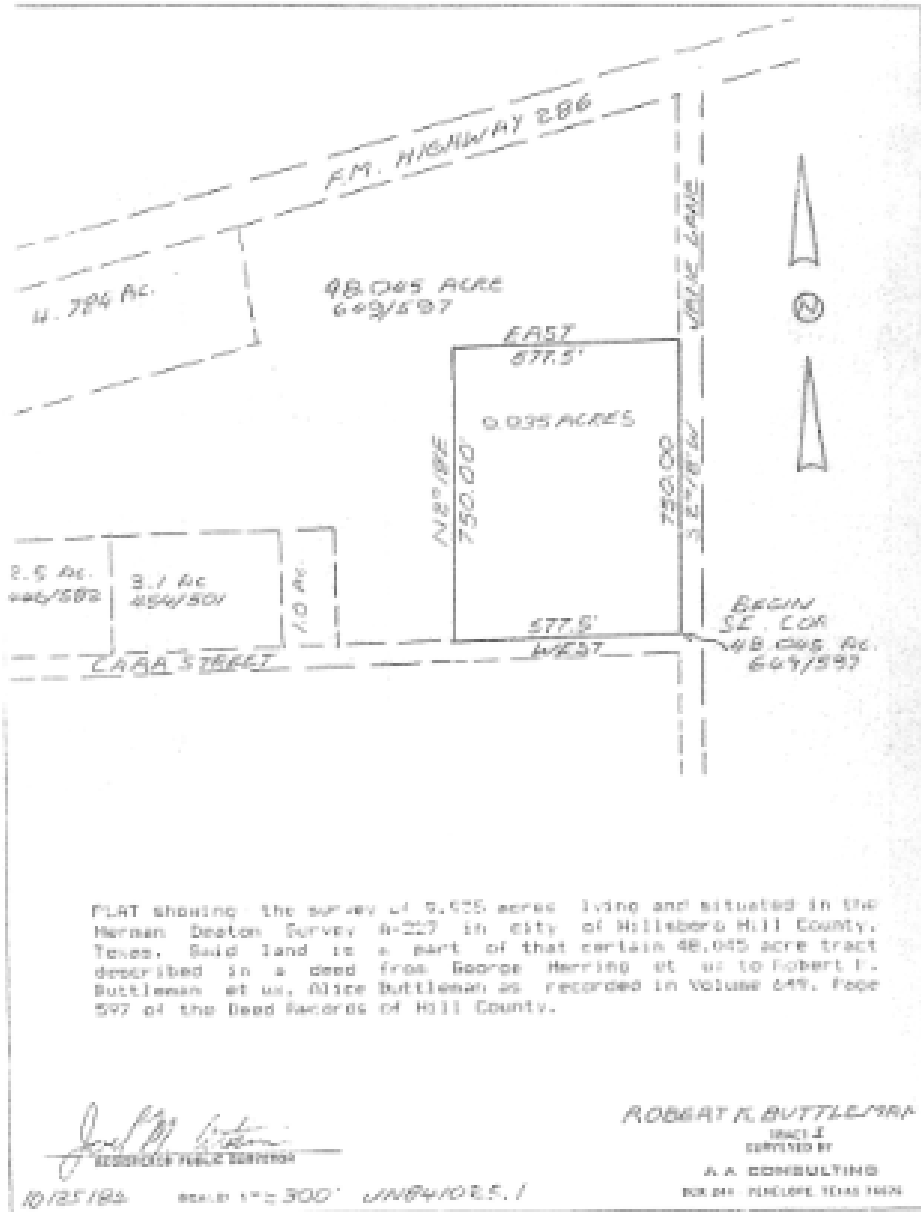


EXHIBIT A, page one of two

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BEGINNING

END

AA CONSULTING
P.O. Box 201 Austin, TX 78768

Map Title (B17) 215 220

Plot Title (B17) 280 220

ROBERT L. BUTTLERSON TRACT

FIELD NOTES for a lot, tract, or parcel of land containing 9.925 acres lying and situated in the Herman Deaton Survey A-227 in city of Hillsboro Hill County, Texas. Said land is a part of that certain 48.045 acre tract described in a deed from George Herring et ux to Robert L. Buttleson et ux, Alice Buttleson as recorded in Volume 649, Page 597 of the Deed Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at an iron stake found for in the intersection of the north line of Carr Street and the west line of Jane Lane for the southeast corner of said 48.045 acre tract;

THENCE WEST 577.5 feet along said north line of Carr Street to an iron stake found for a corner;

THENCE N 2 deg 18 min E 750.00 feet to an iron stake set for a corner;

THENCE EAST 577.5 feet to an iron stake set in said west line of Jane Lane;

THENCE S 2 deg 18 min W 750.00 feet along said west line to the place of beginning containing 9.925 acres of land.

I certify that the above field notes represent a true and accurate survey as made by me on the ground October 25, 1994

James R. Atkins
James R. Atkins
Registered Public Surveyor
JMS41025.1

Filed by *Paul M. ...* *10/25/94*
LUTY PEARSON, Civil County Clerk
Hill County, Texas
by *James R. Atkins* Deputy
Tested by *Paul M. ...* Deputy

EXHIBIT A, page two of two

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PEWDE & ASSOCIATES LAND SURVEYORS, LTD
425 N. CONVENT STREET, P.O. BOX 100
HILLSBORO, TEXAS 76640
PHONE: (254) 282-1223
Company Registration No. 0008000

LEGAL DESCRIPTION

9.94 Acres
Hiram Deaton Survey, Abstract No. 227
Hill County Texas

All that certain tract or parcel of land lying in the Hiram Deaton Survey, Abstract No. 227, Hill County, Texas, being the same tract of land described as 9.935 acres in the Warranty Deed from Robert K. Battlemann and wife, Alice M. Battlemann to Hillsboro Independent School District, executed October 30, 1984, recorded in Volume 451, Page 484 of the Deed Records of Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" steel rebar set near a utility pole at the intersection of the westerly right-of-way line of Jane Lane, a 50-foot-wide right-of-way according to the Plat and Dedication, executed October 15, 1963, recorded in Volume 468, Page 573 of the Deed Records of Hill County, Texas with the apparent northerly line of Carr Street in use, for the former northerly right-of-way line of a 50-foot-wide street according to the Dedication of Plat, executed December 21, 1958, recorded in Volume 426, Page 61 of the Deed Records of Hill County, Texas, later released and vacated according to the Partial Release of Dedication, executed September 24, 1960, recorded in Volume 428, Page 424 of the Deed Records of Hill County, Texas, being the southeast corner of said 9.935 acre tract;

THENCE South 88 degrees 36 minutes 20 seconds West along the apparent northerly line of said Carr Street in use for the southerly line of said 9.935 acre tract, 573.84 feet to a 1/2" steel rebar set lying in that portion of Carr Street originally dedicated and not released or vacated, not in use in this area, near its intersection with Ridgeview Street, a 50-foot-wide right-of-way according to said Partial Release of Dedication, executed September 24, 1960, recorded in Volume 428, Page 424 of the Deed Records of Hill County, Texas, not in use, for the southwest corner of said 9.935 acre tract, being an old corner of that certain tract of land described as 21.255 acres in the Warranty Deed with Vendor's Lien from Don Roland Bennett and wife, Elaine Bennett to Jacob E. Jaurez and wife, Martha Jaurez, dated September 10, 2010, recorded in Volume 1632, Page 543 of the Official Public Records of Hill County, Texas;

THENCE North 00 degrees 52 minutes 24 seconds East along the common line between said 9.935 acre tract and said 21.255 acre tract and generally along a barb wire fence, 750.00 feet to a 6" steel fence corner post found (control monument) for the northwest corner of said 9.935 acre tract and an interior old corner of said 21.255 acre tract;

THENCE North 88 degrees 36 minutes 20 seconds East (directional control line) along the common line between said 9.935 acre tract and said 21.255 acre tract and generally along a barb wire fence line, at 402.26 feet, passing a 1/2" steel rebar found (control monument) at a fence corner for an old corner of said 21.255 acre tract, being the southwest corner of that certain tract of land described as Tract 4 and called 0.5886 acres in the Special Warranty Deed from NHCI of Hillsboro, Inc. to MPT of Hillsboro, L.P., executed September 17, 2010, recorded in Volume 1633, Page 356 of the Official Public Records of Hill County, Texas, continuing along the common line between said 9.935 acre tract and said 0.5886 acre tract and partially along a wood privacy fence in all 378.15 feet to a 6" steel post found lying on the westerly right-of-way line of said Jane Lane, being the southeast corner of said 9.935 acre tract and the southeast corner of said 0.5886 acre tract;

THENCE South 88 degrees 57 minutes 28 seconds West along the westerly right-of-way line of said Jane Lane for the westerly line of said 9.935 acre tract, 150.00 feet to the point of beginning and containing 9.94 acres of land, as surveyed on the ground February 21, 2022 as Job Number 913422 by Pewde & Associates Land Surveyors, Ltd. See survey map attached hereto and made a part hereof.


Donny Pewde, PLS No. 5137
July 26, 07285-0001



EXHIBIT B TO BID PACKAGE FOR PURCHASE OF PROPERTY

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

SPECIAL WARRANTY DEED

Date: ***DRAFT FOR BID PACKAGE ONLY***

Grantor: BOARD OF TRUSTEES OF THE HILLSBORO INDEPENDENT SCHOOL DISTRICT

Grantor's Mailing Address: 121 E. Franklin Street
Hillsboro, Texas 76645
Hill County, Texas

Grantee: ***DRAFT FOR BID PACKAGE ONLY***

Grantee's Mailing Address (including County): ***DRAFT FOR BID PACKAGE ONLY***

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

Property (including improvements): ***[insert legal description of property]***

All as described on **Exhibit A** attached hereto.

Reservations from and Exceptions to Conveyance: ***[to be inserted from Title Commitment]***

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 from and existing by reason of any Hill County water or utility district; and taxes for 2024, 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.

Grantor does hereby except and reserve unto Grantor, Grantor's successors and assigns all of the oil, gas, and other minerals owned by Grantor, together with the following rights appurtenant

thereto: (i) the right to lease Grantor's interest in the minerals; (ii) the right to receive bonus payments; (iii) the right to receive delay rentals; and (iv) the right to receive royalty. If the mineral estate is subject to existing production or an existing lease, then this reservation shall include the production, the lease, and all benefits therefrom. This reservation also includes any and all future and reversionary interests in the oil, gas, and other minerals that Grantor is currently entitled to, and/or those that may be otherwise associated with Grantor's interest(s) in the mineral estate in, on, and under the Property. Notwithstanding the above, Grantor and Grantor's successors and assigns hereby waive and convey unto Grantee, Grantee's heirs, successors, and assigns the surface rights associated with mineral interest(s) reserved herein, including the rights of ingress and egress over the surface of the Property for mining, drilling, exploring, operating, and developing the surface of the Property for oil, gas, and other minerals and for removing them from the Property. Grantor and Grantor's successors and assigns agree that all future oil, gas, and mineral leases executed by them shall specifically prohibit any use of the surface of the Property. However, Grantor's waiver of surface rights herein shall not be construed as a waiver of the right of Grantor, Grantor's successors, assigns, and lessees to explore, develop, or produce the mineral estate herein reserved with wells with surface locations on lands other than the subject Property, including, but not limited to, directional and/or horizontal wells that travel beneath the subject Property, or by pooling its oil, gas, and mineral interests with lands adjoining the Property in accordance with the laws and regulations of the State of Texas.

Seller reserves all of the underground water, percolating water, artesian water, and any other water from any and all depths and reservoirs, formations, depths and horizons beneath the surface of the Property, excluding underflow or flow in a defined subterranean channel.

THE PROPERTY IS SOLD AND CONVEYED TO AND ACCEPTED BY GRANTEE IN ITS PRESENT CONDITION, AS IS, WHERE IS, WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT THE SALES PRICE REFLECTS SUCH CONDITION. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE SALE OF THE PROPERTY IS WITHOUT ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION, CONTRACT, STATEMENT OR EXPRESSION OF OPINION (OR LACK THEREOF) OF OR WITH RESPECT TO: (I) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (II) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (III) ANY CONDITIONS RELATING TO OR ARISING FROM ANY ARCHEOLOGICAL OR HISTORIC SITE, CEMETERY, BURIAL GROUND, ENDANGERED SPECIES HABITAT, OR OTHER SUCH CONDITION WHICH MAY AFFECT THE PROPERTY; (IV) AREA, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, VALUE, CONDITION OR COMPOSITION OF THE PROPERTY; (V) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY; AND (IV) ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES BY GRANTOR WHATSOEVER. GRANTEE HAS MADE ITS OWN

PHYSICAL INSPECTION OF THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF THE PROPERTY FOR GRANTEE'S INTENDED USE. GRANTOR MAKES NO EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES AS TO THE NATURE OR QUANTITY OF THE INTERESTS THEY OWN IN ANY OIL, GAS AND OTHER MINERALS OR THE GROUNDWATER RIGHTS. AFTER CLOSING, AS BETWEEN GRANTEE AND GRANTOR, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM EVENTS BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF GRANTEE, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM LIABILITY FOR ANY LATENT DEFECTS AND FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA"), THE RESOURCE CONSERVATION AND RECOVERY ACT ("RCRA"), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. **GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVES.** GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. GRANTEE FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE, AND ON BEHALF OF GRANTOR AND IN THE NAME OF GRANTOR, ANY CLAIM OR LITIGATION BROUGHT IN CONNECTION WITH ANY SUCH ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

Restrictive Covenants:

Grantee, Grantee's heirs, successors, and assigns shall not use all or any part of the Property for any of the following uses: (i) any sexually oriented business; (ii) any nuisance or activity that emits an obnoxious odor, noise, or sound that can be heard or smelled outside of any building on the Property; (iii) any gambling facility or operation, except this prohibition shall not apply to government sponsored gambling activities or charitable gambling activities incidental to the business operation conducted by the occupant; (iv) the sale, supply, or distribution of alcohol for consumption on the Property; (v) the sale, supply, or distribution of tobacco products for consumption on the Property; (vi) the sale, supply or distribution of illicit or synthetic drugs or for any illegal use; (vii) any illegal use; (viii) Hazardous Materials (defined below) shall not be used or permitted to be used on, about, under or in the Property, except in the ordinary course of usual business operations conducted thereon, and any such use shall at all times be in compliance with all Environmental Laws (defined below). GRANTEE AGREES, TO THE EXTENT ALLOWED BY LAW, TO DEFEND, PROTECT, INDEMNIFY AND HOLD HARMLESS SELLER FROM

AND AGAINST ALL CLAIMS OR DEMANDS, INCLUDING ANY ACTION OR PROCEEDING BROUGHT THEREON, AND ALL COSTS, LOSSES, EXPENSES AND LIABILITIES OF ANY KIND RELATING THERETO, INCLUDING BUT NOT LIMITED TO COSTS OF INVESTIGATION, REMEDIAL OR REMOVAL RESPONSE, AND REASONABLE ATTORNEYS' FEES AND COSTS OF SUIT, ARISING OUT OF OR RESULTING FROM ANY HAZARDOUS MATERIAL USED OR PERMITTED TO BE USED BY PURCHASER, WHETHER OR NOT IN THE ORDINARY COURSE OF BUSINESS. For the purpose of this Agreement, the term (a) "Hazardous Materials" shall mean: petroleum products, asbestos, polychlorinated biphenyls, radioactive materials and all other dangerous, toxic or hazardous pollutants, contaminants, chemicals, materials or substances listed or identified in, or regulated by, any Environmental Law, and (b) "Environmental Laws" shall mean: all federal, state, county, municipal, local and other statutes, laws, ordinances and regulations which relate to or deal with human health or the environment, all as may be amended from time to time. These restrictions shall run with the land until the Grantor no longer operates a school facility in Hillsboro, Texas.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, their heirs, beneficiaries, successors and assigns forever; and it does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, their heirs, beneficiaries, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

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

BOARD OF TRUSTEES OF THE
HILLSBORO INDEPENDENT SCHOOL
DISTRICT

By: **EXHIBIT ONLY - NOT FOR SIGNATURE**
Dr. Christopher Teague, Board President
Hillsboro Independent School District

THE STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF HILL §

BEFORE ME, a Notary Public, on this day personally appeared CHRISTOPHER TEAGUE known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon his oath stated that he is the President of the Board of Trustees of the Hillsboro Independent School District; that he was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on ***[date]***; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2024.

DRAFT ONLY FOR BID PACKAGE
Notary Public, State of Texas

Return to Grantee’s Address:

DRAFT ONLY FOR BID PACKAGE

EXHIBIT C TO BID PACKAGE FOR PURCHASE OF PROPERTY

FORM OF REAL ESTATE SALES CONTRACT

This Contract to buy and sell real property is between Seller and Buyer as identified below, and is effective on the date (“Effective Date”) of the last of the signatures by Seller and Buyer as parties to this Contract.

SELLER: **BOARD OF TRUSTEES OF THE HILLSBORO INDEPENDENT SCHOOL DISTRICT (“District”)**
121 E. Franklin Street
Hillsboro, Texas
Phone: (254) 582-8585
Email: Superintendent of Schools Darrell Brown. Superintendent.
darrell.brown@hillsboroisd.org

Type of entity: Independent School District and political subdivision of the State of Texas

Seller’s Attorney: Walsh Gallegos Kyle Robinson & Roalson, P.C.
505 E. Huntland Drive, Suite 600
Austin, Texas 78752
Phone: (512) 454-6864
Email: Kelley Kalchthaler kkalchthaler@wabsa.com and Marianella Joseph (mjoseph@wabsa.com)

BUYER: Name: ***DRAFT ONLY FOR BID PACKAGE***
Address: ***DRAFT ONLY FOR BID PACKAGE***
Phone: ***DRAFT ONLY FOR BID PACKAGE***
Fax: ***DRAFT ONLY FOR BID PACKAGE***
Email: ***DRAFT ONLY FOR BID PACKAGE***

Type of Entity: ***DRAFT ONLY FOR BID PACKAGE***

Buyer’s Attorney: Name: ***DRAFT ONLY FOR BID PACKAGE***
Address: ***DRAFT ONLY FOR BID PACKAGE***
Phone: ***DRAFT ONLY FOR BID PACKAGE***
Fax: ***DRAFT ONLY FOR BID PACKAGE***
Email: ***DRAFT ONLY FOR BID PACKAGE***

Buyer’s Broker
(if any): Name: ***DRAFT ONLY FOR BID PACKAGE***
Address: ***DRAFT ONLY FOR BID PACKAGE***
Phone: ***DRAFT ONLY FOR BID PACKAGE***
Fax: ***DRAFT ONLY FOR BID PACKAGE***
Email: ***DRAFT ONLY FOR BID PACKAGE***

Property: All of the District’s interest in the surface only and any improvements thereto described as being: *[insert legal description of property]*.

The metes and bounds legal description shall be substituted as **Exhibit A** upon completion of the Survey, as further set forth below.

The parties acknowledge that the legal description contained in this Contract technically may be, or is, legally insufficient for the purposes of supporting an action for specific performance or other enforcement hereof. As such, the parties confirm to each other that notwithstanding the insufficiency, if any, they desire to proceed with the conveyance of the Property as contemplated by this Contract. Because the parties are desirous of executing this Contract, they agree that (a) they are experienced in transactions of the nature provided for in this Contract, (b) in fact, they are specifically familiar with the location of the Property, (c) each party waives any and all claims of an insufficient legal description in a cause of action for performance hereunder, and (d) upon the delivery of the Survey (defined below) to Buyer, the metes and bounds description of the Property prepared by the Surveyor in connection with the Survey will be the description of the Property for the purposes of this Contract. The parties agree that, upon Contract of the Parties as to the exact location of the Property and approval of the Survey by Buyer, this Contract will be deemed to be automatically amended to incorporate the metes and bounds description of the Property as prepared by the Surveyor in connection with the preparation of the Survey as an addition to Exhibit A.

Title Company: ***DRAFT ONLY FOR BID PACKAGE***

Purchase Price: ***DRAFT ONLY FOR BID PACKAGE***

Earnest Money: ***DRAFT ONLY FOR BID PACKAGE***

County for Performance: This Contract shall be performed in Hill County, Texas.

A. Deadlines and Other Dates

All deadlines in this Contract expire at 4:00 P.M., local time where the Property is located, on the day indicated. If a deadline falls on a Saturday, Sunday, or national holiday, the deadline will be extended to the next day that is not a Saturday, Sunday, or national holiday. A national holiday is a holiday designated by the federal government. Time is of the essence of this Contract.

1. Earnest Money Deadline: Earnest Money must be tendered with the Buyer’s Bid for the property, and must be in the amount and form set forth above and in the Bid Package. The Earnest Money deposit of the bidder approved by the Board of Trustees shall be tendered to the Title Company within two (2) business days after the Effective Date.

2. Delivery of Title Commitment: twenty-one (21) days after the Effective Date.

3. Delivery of Survey: thirty (30) days after the Effective Date.

4. Delivery of UCC Search: not applicable.

5. **Delivery of legible copies of instruments referenced in the Title Commitment and Survey:** thirty (30) days after the Effective Date.
6. **Delivery of Title Objections:** ten (10) days after delivery of the Title Commitment, Survey, and legible copies of the instruments referenced in them.
7. **Delivery of Seller's Records specified in Exhibit C:** ten (10) days after the Effective Date.
8. **End of Inspection Period:** forty (40) days after the Effective Date.
9. **Closing Date:** forty-five (45) days after the Effective Date.
10. **Closing Time:** 2:00 p.m. unless otherwise agreed by Seller and Buyer.

B. Closing Documents

1. At closing, Seller will deliver the following items:
 - Special Warranty Deed in the form set forth in the Bid Package
 - Evidence of Seller's authority to close this transaction
 - Lien release, if any, as required herein
2. At closing, Buyer will deliver the following items:
 - Purchase price in cash or cash equivalent
 - Evidence of Buyer's authority to consummate this transaction
 - Lien release, if any, as required herein

The documents listed in this section B are collectively known as the "Closing Documents."

C. Exhibits

The following exhibits are attached, and are incorporated by reference to form a part of this Contract:

- Exhibit A** – Description of the Land
- Exhibit B** – Representations; Environmental Matters
- Exhibit C** – Seller's Records
- Exhibit D** – Buyer's Bid
- Exhibit E** – Form of Special Warranty Deed

D. Purchase and Sale of Property

Seller agrees to sell and convey the Property to Buyer, and Buyer agrees to buy and pay Seller for the Property. The promises by Buyer and Seller stated in this Contract are the consideration for the formation of this Contract. The Form of Special Warranty Deed in Exhibit E will be used to convey the property.

E. Interest on Earnest Money

Seller may direct Title Company to invest the Earnest Money in an interest-bearing account in a federally insured financial institution by giving notice to Title Company and satisfying Title Company's requirements for investing the Earnest Money in an interest-bearing account. Any interest earned on the Earnest Money will be paid to the party that becomes entitled to the Earnest Money.

F. Title and Survey

1. Review of Title. The following statutory notice is provided to Buyer on behalf of the real estate licensees, if any, involved in this transaction: Buyer is advised that it should either have the abstract covering the Property examined by an attorney of Buyer's own selection or be furnished with or obtain a policy of title insurance.

2. Title Commitment; Title Policy. "Title Commitment" means a Commitment for Issuance of an Owner Policy of Title Insurance by Title Company, as agent for Underwriter, stating the condition of title to the Land. "Title Policy" means an Owner Policy of Title Insurance issued by Title Company, as agent for Underwriter, in conformity with the last Title Commitment delivered to and approved by Buyer.

3. Survey. "Survey," if required, means an on-the-ground, staked plat of survey and metes-and-bounds description of the Land, prepared by Surveyor or another surveyor satisfactory to Title Company, dated after the Effective Date, and certified to comply with the current standards and specifications as published by the Texas Society of Professional Surveyors for the Survey Category 1A, at the direction and cost of Buyer.

4. Delivery of Title Commitment. Seller must deliver the Title Commitment to Buyer by the deadline stated in section A.2. Buyer must cause the Survey to be completed by the deadline stated in section A.3. Seller must deliver legible copies of the instruments referenced in the Title Commitment and Survey by the deadline stated in section A.5.

5. Title Objections. Buyer has until the deadline stated in section A.6. ("Title Objection Deadline") to review the Survey, Title Commitment, and legible copies of the title instruments referenced in them and notify Seller of Buyer's objections to any of them ("Title Objections"). Buyer will be deemed to have approved all matters reflected by the Survey and Title Commitment to which Buyer has made no Title Objection by the Title Objection Deadline. The matters that Buyer either approves or is deemed to have approved are "Permitted Exceptions." If Buyer notifies Seller of any Title Objections, Seller has five (5) days from receipt of Buyer's notice to notify Buyer whether Seller agrees to cure the Title Objections before closing ("Cure Notice"). If Seller does not timely give its Cure Notice or timely gives its Cure Notice but does not agree to cure all the Title Objections before closing, Buyer may, within five (5) days after the deadline for the giving of Seller's Cure Notice, notify Seller that either this Contract is terminated or Buyer will proceed to close, subject to Seller's obligations to resolve the items listed in Schedule C of the Title Commitment, remove the liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date, and cure only the Title Objections that Seller has agreed to cure in the Cure Notice. At or before closing, Seller must resolve the items that are listed on

Schedule C of the Title Commitment, remove all liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date of this Contract, and cure the Title Objections that Seller has agreed to cure.

G. Inspection Period

1. Review of Seller's Records. Seller will deliver to Buyer copies of Seller's records specified in Exhibit C, or otherwise make those records available for Buyer's review, by the deadline stated in section A.7.

2. Entry onto the Property. Buyer may enter onto the Property prior to closing for purposes of conducting a boundary or environmental survey, or otherwise to inspect the property, subject to the following:

a. Buyer must deliver evidence to Seller that Buyer has insurance for its proposed survey or inspection activities, in amounts and with coverages that are substantially the same as those maintained by Seller or in such lesser amounts or with such lesser coverages as are reasonably satisfactory to Seller;

b. Buyer may not unreasonably interfere with existing operations or occupants of the Property, if any;

c. Buyer must notify Seller in advance of Buyer's plans to conduct tests so that Seller may be present during the tests;

d. if the Property is altered because of Buyer's inspections, Buyer must return the Property to its pre-inspection condition promptly after the alteration occurs;

e. Buyer must deliver to Seller copies of all inspection reports that Buyer prepares or receives from third-party consultants or contractors within three (3) days of their preparation or receipt by Buyer; and

f. Buyer must abide by any other reasonable entry rules imposed by Seller.

3. Buyer's Right to Terminate. Buyer may terminate this Contract for any reason by notifying Seller before the end of the Inspection Period. Unless Buyer terminates because of Seller's default, the Earnest Money shall be paid to Seller.

4. Buyer Indemnity and Release of Seller

a. Indemnity. Buyer will indemnify, defend, and hold Seller harmless from any loss, attorneys' fees, expenses, or claims arising out of Buyer's investigation of the Property, including, but not limited to, claims alleged to have arisen in whole or in part as a result of Seller's negligence.

b. Release. Buyer releases Seller and those persons acting on Seller's behalf from all claims and causes of action (including claims for attorneys' fees and court and other costs) resulting from Buyers' investigation of the Property, including, but not limited to, claims alleged to have arisen in whole or in part as a result of Seller's negligence.

H. Representations

The parties' representations stated in **Exhibit B** are true and correct as of the Effective Date and must be true and correct on the Closing Date.

I. Condition of the Property until Closing; Cooperation; No Recording of Contract

1. **Maintenance and Operation.** Until closing, Seller will (a) maintain the Property as it existed on the Effective Date, except for reasonable wear and tear and casualty damage; (b) operate the Property in the same manner as it was operated on the Effective Date; and (c) comply with all contracts and governmental regulations affecting the Property. Until the end of the Inspection Period, Seller will not enter into, amend, or terminate any contract that affects the Property other than in the ordinary course of operating the Property and will promptly give notice to Buyer of each new, amended, or terminated contract, including a copy of the contract, in sufficient time so that Buyer may consider the information before the end of the Inspection Period. If Seller's notice is given within three (3) days before the end of the Inspection Period, the Inspection Period will be extended for three (3) days. After the end of the Inspection Period, Buyer may terminate this Contract if Seller enters into, amends, or terminates any contract that affects the Property without first obtaining Buyer's written consent.

2. **Casualty Damage.** Seller will notify Buyer promptly after discovery of any casualty damage to the Property. Seller will have no obligation to repair or replace the Property if it is damaged by casualty before closing. Buyer may terminate this Contract if the casualty damage that occurs before closing would materially affect Buyer's intended use of the Property, by giving notice to Seller within fifteen (15) days after receipt of Seller's notice of the casualty (or before closing if Seller's notice of the casualty is received less than fifteen (15) days before closing). If Buyer does not terminate this Contract, Seller will (a) convey the Property to Buyer in its damaged condition, (b) assign to Buyer all of Seller's rights under any property insurance policies covering the Property, and (c) pay to Buyer the amount of the deductibles and coinsurance provisions under any insurance policies covering the Property, but not in excess of the cost to repair the casualty damage and less any amounts previously paid by Seller to repair the Property.

3. **Condemnation.** Seller will notify Buyer promptly after Seller receives notice that any part of the Property has been or is threatened to be condemned or otherwise taken by a governmental or quasi-governmental authority. Buyer may terminate this Contract if the condemnation would materially affect Buyer's intended use of the Property by giving notice to Seller within fifteen (15) days after receipt of Seller's notice to Buyer (or before closing if Seller's notice is received less than fifteen (15) days before closing). If Buyer does not terminate this Contract, (a) Buyer and Seller will each have the right to appear and defend their respective interests in the Property in the condemnation proceedings, (b) any award in condemnation will be assigned to Buyer, and (c) if the taking occurs before closing, the description of the Property will be revised to delete the portion taken.

4. **Claims; Hearings.** Seller will notify Buyer promptly of any claim or administrative hearing that is threatened, filed, or initiated before closing that affects the Property.

5. **Cooperation.** Seller will cooperate with Buyer (a) before and after closing, to transfer the applications, permits, and licenses held by Seller and used in the operation of the Property and to obtain any consents necessary for Buyer to operate the Property after closing and (b) before closing, with any reasonable evaluation, inspection, audit, or study of the Property prepared by, for, or at the request of Buyer.

6. **No Recording.** Buyer may not file this Contract or any memorandum or notice of this Contract in the real property records of any county. If, however, Buyer records this Contract or a memorandum or notice, Seller may terminate this Contract and record a notice of termination.

J. Termination

1. **Disposition of Earnest Money after Termination.** Buyer and Seller agree that if this Contract is terminated by either party prior to closing, Buyer shall not be entitled to the Earnest Money. Buyer hereby authorizes the Title Company to deliver the Earnest Money to Seller upon receipt by Title Company of written notice from Seller that the contract is terminated.

2. **Duties after Termination.** If this Contract is terminated, Buyer will promptly return to Seller all documents relating to the Property that Seller has delivered to Buyer and all copies that Buyer has made of the documents. After return of the documents and copies, neither party will have further duties or obligations to the other under this Contract, except for those obligations that cannot be or were not performed before termination of this Contract.

K. Closing

1. **Closing.** This transaction will close at Title Company's offices at the Closing Date and Closing Time. At closing, the following will occur:

a. **Closing Documents.** The parties will execute and deliver the Closing Documents.

b. **Payment of Consideration.** Buyer will deliver the Consideration and other amounts that Buyer is obligated to pay under this Contract to Title Company in funds acceptable to Title Company. The Earnest Money will be paid to Buyer.

c. **Disbursement of Funds; Recording; Copies.** Title Company will be instructed to disburse funds in accordance with this Contract, record the deed and the other Closing Documents directed to be recorded, and distribute documents and copies in accordance with the parties' written instructions.

d. **Delivery of Originals.** Seller will deliver to Buyer the originals of Seller's Records.

e. **Possession.** Seller will deliver possession of the Property to Buyer, subject to the Permitted Exceptions existing at closing.

2. Transaction Costs

a. **Seller's Costs.** Seller will pay the costs to prepare the deed; the costs to obtain, deliver, and record releases of all liens to be released at closing; the costs to record all documents

to cure Title Objections agreed to be cured by Seller; the costs to deliver copies of the instruments described in section A.5.; and Seller's expenses and attorneys' fees.

b. Buyer's Costs. Buyer will pay the basic charge for the Title Policy; the escrow fee charged by Title Company; Title Company's inspection fee to delete from the Title Policy the customary exception for parties in possession; the costs to obtain, deliver, and record all documents other than those to be recorded at Seller's expense; the costs to obtain the Survey and certificates or reports of ad valorem taxes; the additional premium for the "survey/area and boundary deletion" in the Title Policy, if the deletion is requested by Buyer; the costs of work required by Buyer to have the survey reflect matters other than those required under this Contract; the costs to obtain financing of the Purchase Price, including the incremental premium costs of mortgagee's title policies and endorsements and deletions required by Buyer's lender, and Buyer's expenses and attorneys' fees. BUYER SHALL PAY FOR SURVEY, PLAT AND/OR REPLAT OF THE PROPERTY AND REMAINDER, as applicable. Buyer shall also be responsible for Buyer's own attorneys fees and broker's fees.

c. Ad Valorem Taxes. Seller represents that it is entitled to an exemption from ad valorem taxes during the time it owned the Property. If this sale or Buyer's use of the Property results in the assessment of any ad valorem taxes for the Property for the calendar year of closing, all such taxes and any associated costs will be paid by the Buyer. Buyer shall be responsible for notifying all taxing units having jurisdiction over the property of the change of ownership, and Buyer shall be responsible for any and all taxes, late fees or penalties assessed against the Property by reason of Buyer's failure to so note the change of ownership. Seller will, upon request, provide to Buyer proof of Seller's ownership of the property prior to the date of closing, and will assist Buyer in demonstrating Seller's exemption from ad valorem taxes.

d. Brokers' Commissions. To the extent permitted by law, Buyer and Seller each indemnify and agree to defend and hold the other party harmless from any loss, attorneys' fees, and court and other costs arising out of a claim by any person or entity claiming by, through, or under the indemnitor for a broker's or finder's fee or commission because of this transaction or this Contract, whether the claimant is disclosed to the indemnitee or not. At closing, each party will provide the other party with a release of broker's or appraiser's liens from all brokers or appraisers for which each party was responsible.

3. Issuance of Title Policy. Seller will cause Title Company to issue the Title Policy to Buyer as soon as practicable after closing.

L. Default and Remedies

1. Seller's Default. If Seller fails to perform any of its obligations under this Contract or if any of Seller's representations are not true and correct as of the Effective Date or on the Closing Date ("Seller's Default"), Buyer may as its sole and exclusive remedy terminate this Contract by giving notice to Seller on or before the Closing Date and Closing Time and have the Earnest Money, less One Hundred and No Dollars (\$100.00) as independent consideration for the right granted by Seller to Buyer to terminate this Contract returned to Buyer.

2. **Buyer's Default.** If Buyer fails to perform any of its obligations under this Contract ("Buyer's Default"), Seller may elect either of the following as its sole and exclusive remedy:

a. **Termination; Liquidated Damages.** Seller may terminate this Contract by giving notice to Buyer on or before the Closing Date and Closing Time and have the Earnest Money paid to Seller as liquidated damages.

b. **Specific Performance.** Seller may enforce specific performance of Buyer's obligations under this Contract. If title to the Property is awarded to Buyer, the conveyance will be subject to the matters stated in the Title Commitment.

3. **Liquidated Damages.** The parties agree that just compensation for the harm that would be caused by a default by either party cannot be accurately estimated or would be very difficult to accurately estimate and that the Earnest Money is a reasonable forecast of just compensation to the non-defaulting party for the harm that would be caused by a default.

M. Miscellaneous Provisions

1. **Notices.** Any notice required by or permitted under this Contract must be in writing. Any notice required by this Contract will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this Contract. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein. Copies of each notice must be given by one of these methods to the attorney of the party to whom notice is given, if the attorneys have been identified by the parties.

2. **Entire Contract.** This Contract, together with its exhibits, and any Closing Documents delivered at closing constitute the entire Contract of the parties concerning the sale of the Property by Seller to Buyer. There are no oral representations, warranties, Contracts, or promises pertaining to the sale of the Property by Seller to Buyer not incorporated in writing in this Contract.

3. **Amendment.** This Contract may be amended only by an instrument in writing signed by the parties.

4. **Prohibition of Assignment.** Buyer may not assign this Contract or any of Buyer's rights under it without Seller's prior written consent, and any attempted assignment is void. This Contract binds, benefits, and may be enforced by the parties and their respective heirs, successors, and permitted assigns.

5. **Survival.** The obligations of this Contract that cannot be performed before termination of this Contract or before closing will survive termination of this Contract or closing, and the legal doctrine of merger will not apply to these matters. If there is any conflict between the Closing Documents and this Contract, the Closing Documents will control.

6. **Choice of Law; Venue.** This Contract will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in Hill County, Texas.

7. **Waiver of Default.** It is not a waiver of default if the non-defaulting party fails to declare immediately a default or delays taking any action with respect to the default.

8. **No Third-Party Beneficiaries.** There are no third-party beneficiaries to this Contract.

9. **Severability.** The provisions of this Contract are severable. If a court of competent jurisdiction finds that any provision of this Contract is unenforceable, the remaining provisions will remain in effect without the unenforceable parts.

10. **Ambiguities Not to Be Construed against Party Who Drafted Contract.** The rule of construction that ambiguities in a document will be construed against the party who drafted it will not be applied in interpreting this Contract.

11. **No Special Relationship.** The parties' relationship is an ordinary commercial relationship, and they do not intend to create the relationship of principal and agent, partnership, joint venture, or any other special relationship.

12. **Counterparts.** If this Contract is executed in multiple counterparts, all counterparts taken together will constitute this Contract.

13. **Waiver of Consumer Rights.** BUYER WAIVES ITS RIGHTS UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, SECTION 17.41, *et seq.*, OF THE TEXAS BUSINESS AND COMMERCE CODE, A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. AFTER CONSULTATION WITH AN ATTORNEY OF ITS OWN SELECTION, BUYER VOLUNTARILY CONSENTS TO THIS WAIVER.

14. **Texas Government Code Chapter 2273.** With regard to the prohibition of certain transactions between a governmental entity and an abortion provider or affiliate of the provider, Buyer represents and warrants to the Seller that it is not an abortion provider or affiliate of the provider.

N. Execution

This Contract is entered into by and between the undersigned parties, and shall be effective on the date of the last of the signatures by Seller and Buyer. ("Effective Date").

SELLER:

BOARD OF TRUSTEES OF THE HILLSBORO
INDEPENDENT SCHOOL DISTRICT, a political
subdivision of the State of Texas

By: **EXHIBIT ONLY - NOT FOR SIGNATURE**
Darrell Brown, Superintendent

Date: _____

BUYER:

By: **EXHIBIT ONLY - NOT FOR SIGNATURE**
Name: _____
Title: _____

Date: _____

Title Company acknowledges receipt of Earnest Money in the amount of one percent (1%) of the accepted bid price and a copy of this Contract executed by both Buyer and Seller.

Title Company: _____

By: **EXHIBIT ONLY - NOT FOR SIGNATURE** _____

Name: _____

Title: _____

Date: _____

**Exhibit A to Real Estate Sales Contract
Description of the Land**

The real property, surface and all improvements thereto, being *[insert legal description of property]*.

The metes and bounds legal description shall be substituted as Exhibit A upon completion of the Survey.

**Exhibit B to Real Estate Sales Contract
Representations; Environmental Matters**

A. Seller's Representations to Buyer. Seller represents to Buyer that the following are true and correct as of the Effective Date and will be true and correct on the Closing Date.

1. **Authority.** Seller is an independent school district duly organized, validly existing, and in good standing under the laws of the State of Texas with authority to convey the Property to Buyer. This Contract is, and all documents required by this Contract to be executed and delivered to Buyer at closing will be, duly authorized, executed, and delivered by an authorized representative of Seller.

2. **Litigation.** There is no litigation pending or threatened against Seller that might affect the Property or Seller's ability to perform its obligations under this Contract.

3. **Violation of Laws.** Seller has not received notice of violation of any law, ordinance, regulation, or requirements affecting the Property or Seller's use of the Property.

4. **Licenses, Permits, and Approvals.** Seller has not received notice that any license, permit, or approval necessary to operate the Property in the manner in which it is currently operated will not be renewed on expiration or that any material condition will be imposed in order to obtain their renewal. Provided, however, that Seller's governmental exemption for *ad valorem* taxes is not transferable to Buyer, and Buyer will be responsible for all taxes and related charges arising from its purchase of the Property.

5. **Condemnation; Zoning; Land Use.** Seller has not received notice of any condemnation, zoning, or land-use proceedings affecting the property.

6. **No Other Obligation to Sell the Property or Restriction against Selling the Property.** Seller has not obligated itself to sell the Property to any party other than Buyer. Seller's performance of this Contract will not cause a breach of any other Contract or obligation to which Seller is a party or to which it is bound.

7. **No Liens.** On the Closing Date, the Property will be free and clear of any valid mechanic's and material man's liens and other liens and encumbrances of any nature except the Permitted Exceptions, and no work or materials will have been furnished to the Property that might give rise to mechanic's, material man's, or other liens against the Property other than work or materials to which Buyer has given its consent.

8. **No Other Representation.** Except as stated in this Exhibit B, Seller makes no representation with respect to the Property.

9. **No Warranty.** Seller has made no warranty in connection with this Contract.

B. Buyer's Representations to Seller

Buyer represents to Seller that the following are true and correct as of the Effective Date and will be true and correct on the Closing Date.

1. *Receipt of Bid Package.* Buyer represents to Seller that Buyer has received and reviewed the Bid Package for the property, consisting of the following items:

- a. Invitation for Bid
- b. Instructions to Bidders
- c. Bid Form
- d. Special Warranty Deed
- e. This Contract

2. *Consultation with Attorney.* BUYER REPRESENTS TO SELLER THAT BUYER IS AWARE THAT THIS CONTRACT HAS IMPORTANT LEGAL CONSEQUENCES, AND THAT BUYER IS ENTITLED TO CONSULT AN ATTORNEY OF ITS CHOOSING PRIOR TO EXECUTING THIS CONTRACT. BUYER FURTHER REPRESENTS THAT TO THE EXTENT IT HAS ELECTED NOT TO CONSULT AN ATTORNEY, BUYER HAS DONE SO OF ITS OWN FREE WILL AND ACT.

C. PROPERTY SOLD "AS IS, WHERE IS"; NO WARRANTIES

NOTICE: THE PROPERTY WILL BE CONVEYED TO BUYER IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. ALL WARRANTIES ARE EXPRESSLY DISCLAIMED.

Buyer represents and agrees that Seller has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, Contracts or guarantees of any kind or character whatsoever, whether expressed or implied, or written, past, present or future, of, as to, concerning or with respect to (A) the value, nature, quality or condition of the property, including without limitation, the water, soil and geology, (B) the income to be derived from the property, (C) the suitability of the property for any and all activities and uses which Buyer may conduct thereon, (D) the compliance with ordinances or regulations of any applicable governmental authority or body, (E) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property, (F) the manner or quality of the construction or materials, if any, incorporated into the property, (G) the manner, quality, state of repair or lack of repair of the property, or (H) any other matter with respect to the property, and specifically, that Seller has not made, does not make and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land use laws, rules, regulations, orders or requirements, including solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R., Part 261, or the disposal or existence, in or on the property of any hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act ("CERLA") of 1980, as amended, and regulations promulgated thereunder.

Buyer further represents and agrees that, having been given the opportunity to inspect the property, and Buyer is relying solely on its own investigation of the property and not on any information provided by Seller. Buyer further acknowledges and agrees that any information provided or to be provided with respect to the property was obtained from a variety of sources and that Seller has not made any independent investigation or verification of such information and makes no representations as to the accuracy or completeness of such information. Seller will not be liable or bound in any manner by any verbal or written statements, representations or information pertaining to the property, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person. Buyer further represents and agrees that to the maximum extent permitted by law, the sale of the property as provided for herein is made on an “as is” condition and basis with all faults. It is understood and agreed that the Consideration has been adjusted by prior negotiation to reflect that all of the property is sold by Seller and purchased by Buyer subject to the foregoing.

The provisions of this section C regarding the Property will be included in the deed with appropriate modification of terms as the context requires.

D. ENVIRONMENTAL MATTERS

ASBESTOS AND/OR ASBESTOS-CONTAINING MATERIALS AND OTHER HAZARDOUS MATERIALS MAY BE PRESENT ON THE PROPERTY, AND BUYER ACKNOWLEDGES THAT IT MAY PERFORM AN ENVIRONMENTAL SURVEY OF THE PROPERTY PRIOR TO BIDDING.

AFTER CLOSING, AS BETWEEN BUYER AND SELLER, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM EVENTS OCCURRING BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF BUYER, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, BUYER INDEMNIFIES, HOLDS HARMLESS, AND RELEASES SELLER FROM LIABILITY FOR ANY LATENT DEFECTS AND FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (“CERCLA”), THE RESOURCE CONSERVATION AND RECOVERY ACT (“RCRA”), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. BUYER INDEMNIFIES, HOLDS HARMLESS, AND RELEASES SELLER FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF SELLER’S OWN NEGLIGENCE OR THE NEGLIGENCE OF SELLER’S REPRESENTATIVES. BUYER INDEMNIFIES, HOLDS HARMLESS, AND RELEASES SELLER FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON SELLERS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS

AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO CLAIMS ALLEGED TO HAVE ARISEN AS A RESULT OF SELLER’S OWN NEGLIGENCE. BUYER FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE, AND ON BEHALF OF SELLER AND IN THE NAME OF SELLER, ANY CLAIM OR LITIGATION BROUGHT IN CONNECTION WITH ANY SUCH ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

The provisions of this section D regarding the Property will be included in the deed with appropriate modification of terms as the context requires.

Exhibit C to Real Estate Sales Contract

Seller's Records

To the extent that Seller has possession of the following items pertaining to the Property, Seller will deliver or make the items or copies of them available to Buyer by the deadline stated in section A.7.:

Land

soil reports

environmental reports (asbestos report and diagrams attached hereto)

engineering reports

prior surveys

site plans

Exhibit D to Real Estate Sales Contract

Buyer's Bid

[Completed Bid to Be Inserted Prior to Executing Contract]

**Exhibit E to Real Estate Sales Contract
FORM OF SPECIAL WARRANTY DEED**

[See Bid Package Exhibit B]