NOTICE TO BIDDERS

El Paso County Water Improvement District No. 1 ("the District") is requesting sealed bids from people or entities that wish to purchase from the District, a portion of the Clint Spur Drain (a drainage canal), approximately 1.27 acres of land, located in the Town of Clint, Texas. The minimum bid price is 166,000 USD. A detailed description of such land is available from the District in the Bid Solicitation Package. Bid Solicitation Packages will be available beginning Monday, November 23, 2026, at the District Office, 13247 Alameda Avenue, Texas, 79836, between the hours of 8 am and 5 pm, during normal business days. Alternatively, the solicitation package may be downloaded after 10 am on Monday, November 23, 2026, using the internet at http://www.epcwid1.org

The bids shall conform to the requirements of Subchapter H of Chapter 49 of the Texas Water Code. District reserves right to reject any or all Bids or to waive any informalities and irregularities.

Sealed bids must be received by the District at the District offices no later than 12:00 noon (as shown on the District wall clock in the District's tax office) on Monday, December 7, 2026. Bids shall be opened Monday, December 7, 2026, at 12:15 pm in the District's Board Room. The contact for this bid is Richard Medina and he can be reached at rmedina@epcwid1.org, all inquiries must be in writing and sent to this email or mailed to District Office.

INSTRUCTIONS TO BIDDERS

El Paso County Water Improvement District No. 1 (the District)

Sale of Land – A Portion of the Clint Spur Drain (a drainage canal), Clint, Texas

1 Preparation of Bid

Each Bidder shall prepare a Bid in ink on forms furnished by the District. Blank spaces for each item in Bid shall be filled. The Bid shall be executed with the complete and correct name of individual, partnership, firm, corporation or other legal entity. The person signing the Bid shall initial any corrections to the Bid. Bids tendered after the due date and time designated in Notice to Bidders will not be accepted.

2 Cost of bidding

The bidder shall bear all costs associated with the preparation and submission of its bid, and the District will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process.

3 District Representative

Bidder shall limit all conversations regarding this Bid to the District Representative. Failure of the Bidder to limit all conversations to the District Representative may be cause to disqualify the Bidder. The Bidder shall address all bid and technical questions in writing to the District Representative:

Richard Medina, Purchasing Agent
El Paso County Water Improvement District No.1
13247 Alameda Ave
Clint, Texas 79836
Phone: (915) 872-4000

4 Consideration of Bid Amount

After Bids are opened and read aloud, the District will then evaluate the Bids. District reserves the right to reject any or all Bids or to waive any informalities and irregularities. The successful Bidder will be required to hire a surveyor licensed in Texas, at the Bidders expense, to provide a complete survey of the property including plat and a legal description. This survey plat with the legal description shall be submitted to the District for approval and shall be incorporated in the Deed on completion of the sale.

5 Submission of Bid

Each Bid, completed and signed by person(s) authorized to bind individual, partnership, firm, or corporation or any other legal entity, the following information shall be sealed in a 12x15 ½ envelope.

(a) One copy of Bid Form completed and signed.
(b) Acknowledgement of receipt of addenda issued, if any.
(c) Any other required information indicated in Bid Documents.

Bid shall include all specified items in this section and be placed in the envelope, sealed and clearly identified on outside as a Bid to District, with project name, name, and address of Bidder. Failure to submit Bid in a sealed envelope may subject Bidder to disqualification. Bids will not be considered unless received by the District on or before the date and time designated in the Notice to Bidders.

6 Language of Bid

The bid and all documents and correspondence relating to the Bid exchanged by the Bidder and the District shall be written in English. Supporting documents and printed literature furnished by the bidder may be in another language provided they are accompanied by an accurate translation of its pertinent passages in the language of the bid, in which case, for purposes of interpretation of the bid, the translation shall govern.

7 Currencies of Bid

The prices shall be quoted by the bidder entirely in U.S. dollars.

8 Withdrawal of Bid

A Bid may be withdrawn by a Bidder, provided an authorized individual of the Bidder submits a written request to withdraw the Bid before the time set for opening the Bids.

9 Rejection of Bids

The following may be cause to reject a Bid:

(a) Bids containing omissions, alterations of form, qualifications or conditions not called for by the District. Incomplete Bids may be considered in noncompliance and may be rejected. In any case of ambiguity or lack of clarity in the Bid, the District reserves right to determine the most advantageous Bid or to reject the Bid.

(b) Collusion among Bidders.

(c) The District reserves the right to reject any or all Bids or to waive any informalities and irregularities.

10 Submission of Post Bid Information

The Bidder that submits the Bid that is most advantageous to the District shall submit such information as is required by the District (the survey and legal description) to the District within thirty (30) calendar days after apparent most advantageous Bidder has been named by the District. If the most advantageous Bidder does not submit such information or if the information submitted by the Bidder does not sufficiently meet the District request, or if the Bidder fails to meet any conditions of the Bid, the District reserves the right to disqualify the apparent most advantageous Bidder, and either re-Bid the project or pursue awarding of the Bid to the Bidder with the next most advantageous bid to the District.

11 Applicable Texas Codes

All Bids shall be submitted in accordance with the requirements and provisions of applicable Texas codes. Section 272.001 of the Texas Local Government Code and Section 49.226 of the Texas Water Code apply to this bid process.

12 Bid Documents

The Bid Documents consist of the following documents:

1. Notice to Bidders, Instructions to Bidders and Bid Form (this document)
2. Exhibit A – Metes and Bounds & Plat of Survey of Property
3. One or more bid addenda

13 Addenda to Bid Documents

The District may issue addenda to the Bid Documents from time to time during the Bid period. Such addenda shall be available at the District offices at 13247 Alameda Ave Clint, Texas.

14 Opening of Bids

The Bids shall be opened at the location, date, and time indicated in the Notice to Bidders.

15 Minimum Bid Price

The minimum bid price for the parcel of land and improvements shown on Exhibit A which has a total area of approximately 1.27 acres shall be $166,000 USD.

16 Good Faith Deposit

The bid must include a certified or cashier's check of a responsible bank in Texas, payable to the District and equal to at least two percent of the total amount of the bid, as a good faith deposit to ensure execution of the purchase of the property. If the successful bidder fails or refuses to purchase the property within 120 days after the bid is awarded, the bidder forfeits the deposit.

Bid Form

Portion of the Clint Spur Drain (a drainage canal), Clint, Texas

BID FORM

Total Bid Price in Number: _____

Total Bid Price in Words: _____

Bid Submitted By: _____

Company Name, showing entity status: _____

Phone Number: _____

Fax Number: _____

E-mail address: _____

Signature of Bidder: _____

Printed Name: _____

Date: _____

Number & Date of Each Addendum Received: _____

_____

_____

EXHIBIT A

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION

Description of parcel of land being a portion of Clint-Spur Drain (Volume 655, Page 58), Block 19, San Elizario Grant, El Paso County, Texas, according, and being more particularly described as follows:

COMMENCING, for reference at a found county monument (bolt) at the centerline intersection of Alameda Avenue (SH 20) and Clint-San Elizario Road (FM HWY 1110); **WHENCE,** a found county monument at a P.I. on Clint-San Elizario Road (FM HWY 1110) (opposite Tract 9C, Block 19, San Elizario Grant) bears, S 83°45'53" W (S 80°42'00" W-Rec), a distance of 3,946.06 feet, **THENCE,** along Clint-San Elizario Road (FM HWY 1110), S 83°45'53" W, a distance of 1,666.00 feet to a point; **THENCE,** leaving said centerline of Clint-San Elizario Road (FM HWY 1110), N 06°14'07" W, a distance of 30.00 feet to a set ½" iron with cap stamped "B&A, INC" on the northerly right-of-way line of Clint-San Elizario Road (FM HWY 1110) and the southerly right-of-way line of Clint-Spur Drain, and also being the **POINT OF BEGINNING:**

THENCE, N 06°15'01" W, a distance of 91.70 feet to a set ½" iron with cap stamped "B&A, INC" on the intersection of the northerly right-of-way line of Clint-Spur Drain and the easterly right-of-way line of Hansard Drive (60' Right-of-Way);

THENCE, N 83°45'53" E, along the northerly right-of-way line of Clint-Spur Drain, a distance of 602.46 feet to a set ½" iron with cap stamped "B&A, INC" on the westerly line of an EPCWID#1 property filed in Instrument No. 20090030152, Real Property Records of El Paso County, Texas.

THENCE, S 06°14'07" E, along said westerly property line, a distance of 91.70 feet to a set ½" iron with cap stamped "B&A, INC" on the northerly right-of-way line of Clint-San Elizario Road (FM HWY 1110) and the southerly line of Clint-Spur Drain;

THENCE, S 83°45'53" W, along said right-of-way line of Clint-Spur Drain, a distance of 602.44 feet to the **POINT OF BEGINNING** of this description and containing in all 1.27 acres of land more or less.

NOTES:

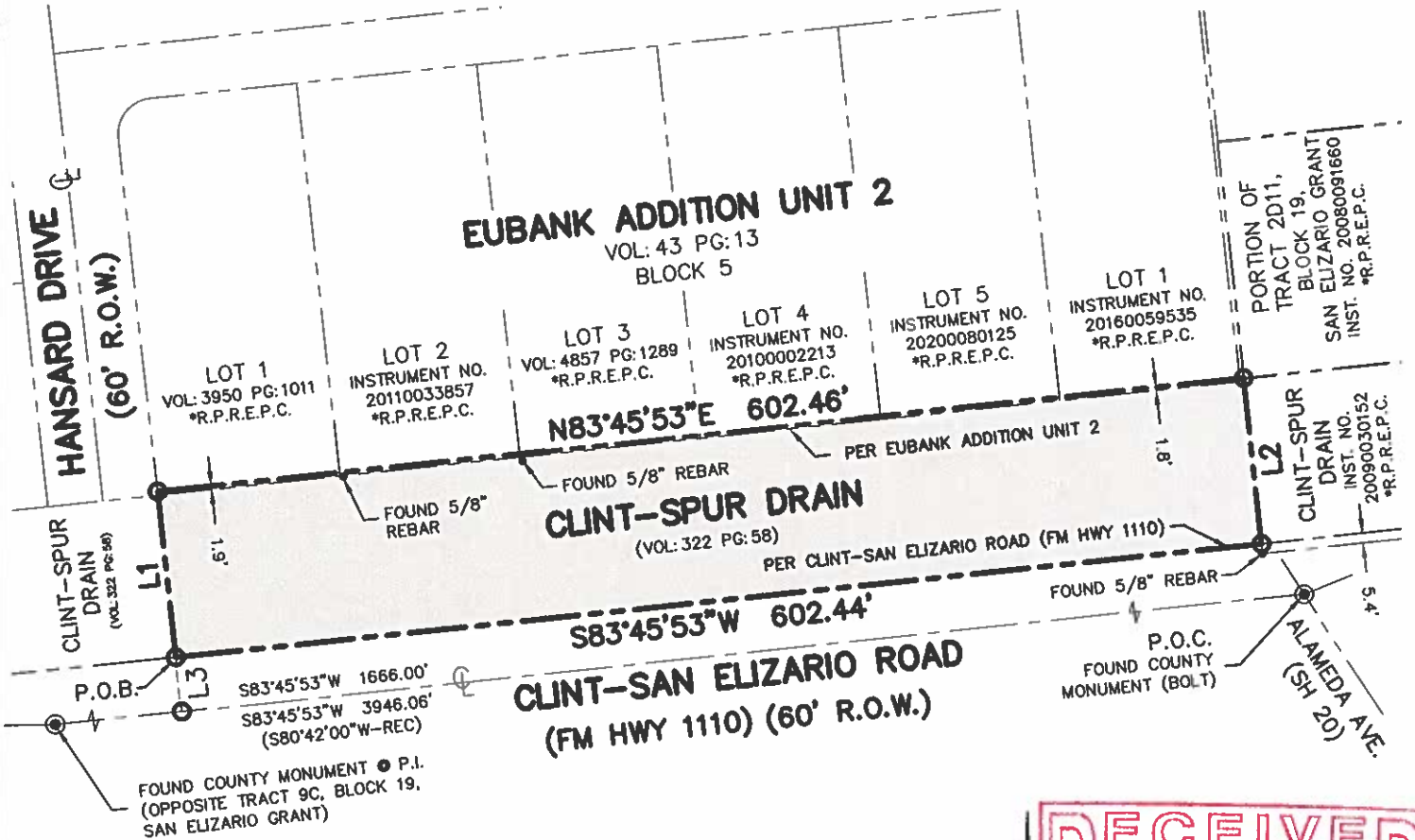
1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid derived from RTK observations to the Texas CO-OP network application. Referred to the Texas Coordinate System (NAD 83) central zone. Distances are ground and can be converted to grid by dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A Plat of Survey of even date accompanies this description.

STATE OF TEXAS
REGISTERED
BENITO BARRAGAN
5615
PROFESSIONAL
LAND SURVEYOR

Benito Barragan, Texas R.P.L.S. 5615
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
March 23, 2021
Clint-Spur Drain Survey - 1.27 ac

RECEIVED
APR 7 2021
A3009
EPCWID # 1

N:\B Computer\EPCWID#1-CLINT SPUR DRAIN-BNDRY SURVEY\EPCWID#1-CLINT SPUR DRAIN-BOUNDARY SURVEY - GROUND.dwg



RECEIVED
APR 7 2021
A3009
EPCWID # 1

*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

N O T E S:

1. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES.
2. ONLY EASEMENTS SHOWN ON THE SUBDIVISION PLAT OR RECORDED EASEMENTS AS LISTED ON THE TITLE COMMITMENT ARE SHOWN (IF PROVIDED). NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATIONS, RESTRICTIONS, BUILDING LINES AND/OR EASEMENTS WHICH MAY AFFECT SUBJECT PARCEL.
3. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
6. A WRITTEN DESCRIPTION DATED 03-23-21 ACCOMPANIES THIS PLAT.
7. THIS PLAT DOES NOT INTEND TO BE A SUBDIVISION PROCESS WHICH MAY BE REQUIRED BY LOCAL OR STATE CODE, AND IT IS THE CLIENT'S/OWNER'S RESPONSIBILITY TO COMPLY WITH THIS CODE IF REQUIRED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°15'01"W	91.70'
L2	S06°14'07"E	91.70'
L3	N06°14'07"W	30.00'

Barragan & Associates Inc.
LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

A PORTION OF CLINT-SPUR DRAIN, IN BLOCK 19, SAN ELIZARIO GRANT, EL PASO COUNTY, TEXAS. AREA 1.27 ACRES ±

"I hereby certify to El Paso County Water Improvement District No. 1, that this survey, plat, description or report, meets all current district survey requirements enumerated in the district's land survey standards."

STATE OF TEXAS
REGISTERED
BENITO BARRAGAN II
5615
PROFESSIONAL
LAND SURVEYOR

Benito Barragan II, R.P.L.S. No. 5615

Scale: 1"=100' Date: 03-23-21 Drawn By: DBJ

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