

REQUEST FOR BIDS (RFB)

HUNTING LEASE ON MUNICIPAL PROPERTY

City of Childress, Texas
RFB No. 11012025-BCL-HL
Issued: 11/10/25
Bid Due Date: 12/05/25

SECTION 1. NOTICE TO BIDDERS

The City of Childress, Texas ("City") is soliciting sealed bids for the **exclusive right to hunt on designated municipal property**.

Bids can be submitted via email or hand delivered and must be received by the **City Secretary's Office**, no later than **2:00 PM on December 5, 2025**. The email to submit bids is: khodges@childresstexas.gov. Late bids will not be accepted.

The City reserves the right to reject any and all bids, waive informalities, and accept the bid deemed most advantageous to the City.

SECTION 2. PROPERTY INFORMATION

A. Property Description

- **Location:** (compare with Maps in Exhibit A)
 - Tracts of land at and surrounding Childress Lake and Baylor Lake.

DESCRIPTION	ACRES
CHILDRESS LAKE	
Section 735 Block H, Tract 1	138.4
Section 779 Block H, Tract 2 NE/4 & S&E 6.25 AC	160
Section 780 Block H, Tract 3 N/2, SE/4	490.4
Section 781 Block H, Tracts 4,5	33.29
TOTAL ACREAGE – CHILDRESS LAKE	822.09
BAYLOR LAKE	
Section 3, Block H, Tracts 8,9	210.6
Section 4, Block H, Tract 7	640
Section 4, W.J. Penton Survey, Tract 14	41.5
<i>**Section 5, Block H AB&M, Tract 6, All of Sec 5</i>	<i>**255.20</i>
Section 5, Block H, Tract 6, S&E 50.9 AC	50.9
Section 12, Block H, Tract, Tract 10	75
Section 13, Block H, Tract 11	106.2
Section 14, Block H, Tract 12	423.21
Section 19, Block H, Tract 13	71.35
Section 100, F.P. Knott Survey	177.6
10 and 11, G.F. Swift Survey	134.37
TOTAL ACREAGE – BAYLOR LAKE	2,185.93
**THIS RFB PACKET DOES <u>NOT</u> INCLUDE	
37.58 acres in Section 5, Block H AB&M, Tract 6, All of Sec 5 [LIVING AREA]	-37.58 acres (See Map & Metes & Bounds)
DIFFERENCE	$2,185.93 + 822.09 = 3,008.02$
	$3,008.02 - 37.58 = 2,970.44$
TOTAL ACREAGE – ALL APPLICABLE TRACTS	2,970.44

- **Acreage:** 2,970.44
- **Topography:** wooded, pasture, some creek frontage
- **Access:** gate, road entrances
- **Utilities:** limited access
- **Map Reference and Metes and Bounds:** (Exhibit A)

B. Lease Term

- **Duration:** Five (5) years
- **Commencement:** January 1, 2026
- **Expiration:** December 31, 2030

C. Permitted Uses

- Hunting of game species legal under Texas Parks and Wildlife regulations.
- Use limited to hunting, scouting, and related recreational activities.
- No subleasing, guiding for compensation, or construction of permanent structures.

SECTION 3. BIDDER QUALIFICATIONS

To be eligible, bidders must:

1. Be 18 years of age or older.
2. Possess a valid Texas hunting license.
3. Provide proof of Driver's license.
4. Referral Letters (if available).
5. Demonstrate prior responsible hunting experience.
6. Provide proof of general liability insurance (minimum \$1,000,000).
7. Execute the Liability Waiver and Indemnity Agreement (**Exhibit C**).

SECTION 4. BID SUBMISSION REQUIREMENTS

Each bid must include:

1. Completed **Bid Form (Exhibit B)**.
2. **Bid Deposit** of \$500 (refundable to unsuccessful bidders).
3. Proof of liability insurance (or statement of insurability).
4. Copy of valid Texas hunting license.
5. Signed **Liability Waiver (Exhibit C)**.
6. Written land management and/or stewardship plan.
7. Written management plan for the protection of Sandhill Cranes and Waterfowl.
8. **References** (minimum of two references related to hunting experience)

9. **Sealed Envelope Marking or Subject Line for email:**

1. "SEALED BID – HUNTING LEASE RFB No. 11012025-BCL-HL"

2. Deliver to:

City Secretary's Office

PO BOX 1087 / 315 Commerce

Childress, TX 79201

Email: khodges@childresstexas.gov

Bids received after the stated deadline will be returned unopened.

SECTION 5. EVALUATION AND AWARD

Bids will be publicly opened at Childress City Hall, at 2:15 pm on **December 5, 2025**.

The successful bidder will be selected based on the following weighted criteria:

Evaluation Factor	Weight
Annual Lease Payment (highest bid)	60%
Demonstrated Experience / References	20%
Land Stewardship Proposal	10%
Completeness of Bid Submission	10%

SECTION 6. EXHIBIT A – PROPERTY MAP / METES & BOUNDS

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EXHIBIT A

Baylor Lake and Lake Childress Area



SECTION 4
BLOCK H
W. J. PENTON

SECTION 100
BLOCK H
F. P. KNOTT

SECTION 10
BLOCK H
G. F. SWIFT

SECTION 3
BLOCK H
AB&M

TRACT 10
72.00 AC

TRACT 9
72.00 AC

TRACT 8
72.00 AC

TRACT 7
72.00 AC

TRACT 6
72.00 AC

TRACT 5
72.00 AC

TRACT 4
72.00 AC

TRACT 3
72.00 AC

SECTION 4
BLOCK H
AB&M

TRACT 11
72.00 AC

TRACT 12
72.00 AC

TRACT 13
72.00 AC

TRACT 14
72.00 AC

TRACT 15
72.00 AC

TRACT 16
72.00 AC

TRACT 17
72.00 AC

TRACT 18
72.00 AC

SECTION 5
BLOCK H
AB&M

TRACT 19
72.00 AC

TRACT 20
72.00 AC

TRACT 21
72.00 AC

TRACT 22
72.00 AC

TRACT 23
72.00 AC

TRACT 24
72.00 AC

TRACT 25
72.00 AC

TRACT 26
72.00 AC

SECTION 6
BLOCK H
AB&M

TRACT 27
72.00 AC

TRACT 28
72.00 AC

TRACT 29
72.00 AC

TRACT 30
72.00 AC

TRACT 31
72.00 AC

TRACT 32
72.00 AC

TRACT 33
72.00 AC

TRACT 34
72.00 AC

SECTION 7
BLOCK H
AB&M

TRACT 35
72.00 AC

TRACT 36
72.00 AC

TRACT 37
72.00 AC

TRACT 38
72.00 AC

TRACT 39
72.00 AC

TRACT 40
72.00 AC

TRACT 41
72.00 AC

TRACT 42
72.00 AC

SECTION 8
BLOCK H
AB&M

TRACT 43
72.00 AC

TRACT 44
72.00 AC

TRACT 45
72.00 AC

TRACT 46
72.00 AC

TRACT 47
72.00 AC

TRACT 48
72.00 AC

TRACT 49
72.00 AC

TRACT 50
72.00 AC

SECTION 9
BLOCK H
AB&M

TRACT 51
72.00 AC

TRACT 52
72.00 AC

TRACT 53
72.00 AC

TRACT 54
72.00 AC

TRACT 55
72.00 AC

TRACT 56
72.00 AC

TRACT 57
72.00 AC

TRACT 58
72.00 AC

OJD Engineering, LLC
Consulting Engineers & Surveyors
Drew B. L. SNAPO
2402 Leavitt Dr.
Ft. Worth, TX 76104
File Name: ChildressDeeds_LBMLC

900.332.7117
900.332.7117
900.332.7117
900.332.7117

Baylor Lake and Lake Childress Area



SECTION 4
W. J. PENTON

SECTION 100
F. P. KNOTT

11 B
G. F. SWIFT
TRACT 16

TRACT 14

TRACT 15

TRACT 6
ALL SECS
SECTION 5
BLOCK H
AB&M

TRACT 7
ALL SEC 4
SECTION 4
BLOCK H
AB&M

TRACT 8
50.0 AC

TRACT 9
NE 1/4

TRACT 10
75 AC

TRACT 11
1032 AC

TRACT 12
423.21 AC

TRACT 13
71.35 AC

TRACT 14
423.21 AC

TRACT 15
1032 AC

TRACT 16
71.35 AC

TRACT 17
1032 AC

TRACT 18
71.35 AC

TRACT 19
1032 AC

TRACT 20
71.35 AC

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1032 AC

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71.35 AC

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1032 AC

TRACT 24
71.35 AC

TRACT 25
1032 AC

TRACT 26
71.35 AC

TRACT 27
1032 AC

TRACT 28
71.35 AC

TRACT 29
1032 AC

TRACT 30
71.35 AC

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

TRACT 13

TRACT 14

TRACT 15

TRACT 16

TRACT 17

TRACT 18

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TRACT 34

TRACT 35

TRACT 1

TRACT 2

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TRACT 33

TRACT 34

TRACT 35

OJD Engineering, LLC
 Consulting Engineers & Surveyors
 Owner: Dr. L. SWIFT
 2407 Lakewood Dr.
 Amarillo, TX 79109
 Phone: 806.372.0000

TRACT 1: 138.4 acres of land out of the West One-half of Section Seven Hundred Thirty-five (735) in Block "H" of the Waco & Northwestern Railway Company Survey in Childress County, Texas, described by metes and bounds as follows, to wit:

Beginning at a point in the East boundary line of Survey No. 780, said Block H, 319 varas South of the common corner of Surveys 734, 735, 780 and 781 said Block H;

Thence East 380 varas a point;

Thence South 800 varas a point;

Thence East 200 varas a point;

Thence South 822.6 varas a point in the North boundary line of Survey No. 736 in said Block H;

Thence West 580 varas with the said North boundary line of Survey No. 736 to the common corner of surveys 735, 736, 779, and 780, said Block H;

Thence North 1622.6 varas with the East boundary line of said Survey No. 780 to the beginning, containing 138.4 acres of land.

TRACT 2: All of the Northeast Quarter (NE/4) of Section Seven Hundred Seventy-Nine (779) in Block "H" of the Waco & Northwestern Railway Company Survey in Childress County, Texas.

SAVE & EXCEPT:

6.25 acres of land out of the Northeast corner of the Northeast Quarter (NE/4) of Section Seven Hundred Seventy-Nine (779) in Block "H" of the Waco & Northwestern Railway Company Survey in Childress County, Texas, described by metes and bounds as follows, to wit:

Beginning at the Northeast corner of the Northeast quarter;

Thence West 950 varas for corner of this tract,

Thence East 68.4 varas, for corner;

Thence South 515.7 varas for corner;

Thence West 68.4 varas for corner;

Thence North, with the West boundary line of the North East quarter of said Section 515.7 varas to place of beginning and containing 6.25 acres of land.

TRACT 3: All of the North One-half (N/2) and the Southeast Quarter (SE/4) of Section Seven Hundred Eighty (780) in Block "H" of the Waco & Northwestern Railway Company Survey in Childress County, Texas.

TRACT 4: 15.88 acres of land out of the Southeast Quarter (SE/4) of Section Seven Hundred Eighty-one (781) in Block "H" of the Waco & Northwestern Railway Company Survey in Childress County, Texas, described by

metes and bounds as follows, to wit:

BEGINNING at a point in the South boundary line of section 781, which is 1295 feet west of the Southeast corner of said section 781;

THENCE N. 35° 30' W. 800 feet a point;

THENCE S. 86° 00' W. 880 feet to a point in the West boundary line of the S.E. ¼ of said section 781;

THENCE South 589 feet to the Southwest corner of the said S.E. ¼ of said section 781;

THENCE East 1340 feet to the place of beginning, containing fifteen and 88/100 acres of land.

TRACT 5: 17.41 acres of land out of the Southwest Quarter (SW/4) of Section Seven Hundred Eighty-one (781) in Block "H" of the Waco & Northwestern Railway Company Survey in Childress County, Texas, described by metes and bounds as follows, to wit:

BEGINNING at the Southeast corner of the Southwest one-fourth of said section 781;

THENCE North 589 feet, with the east boundary line of said southwest quarter of section 781, a point;

THENCE S. 86 deg. 0' W. 320 feet, a point;

THENCE S. 79 deg. W. 1300 feet, a point;

THENCE S. 36 deg. W. 394.6 feet, to a point in the South boundary line of said southwest quarter of section 781;

THENCE East 1829 ft. with South boundary line of the Southwest Quarter of Section 781 to the place of beginning, containing 17.41 acres of land.

TRACT 6: All of Section Five (5) in Block "H" of the A. B. & M. Survey in Childress, County, Texas.

SAVE & EXCEPT:

50.9 acres of land out of Section No. 5 in Block "H" of the A.B. & M. survey in Childress County, Texas, described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast Corner of said Section No. 5;

THENCE West 1500 feet to a point in the South Boundary Line of said Section No. 5;

THENCE North parallel with the East Boundary Line of said section, 660 feet to a point;

THENCE East parallel with the South Boundary line of said section, 800 feet to a point;

THENCE North 1750 feet parallel with the East Boundary Line of said section to a point;

THENCE East 700 feet to a point in the East Boundary Line of said section;

THENCE South with the East Boundary Line of said section to the place of beginning, the East Boundary

Line of said section being as the same is now established by a re-survey of said Section No. 5 and the same being the West Boundary Line of the W.&N.W. Surveys in Block "H".

TRACT 7: All of Section Four (4) in Block "H" of the A. B. & M. Survey in Childress County, Texas.

TRACT 8: 50.6 acres of land out of the Southeast one-quarter (SE/4) of Section Three (3) in Block "H" of the A.B.&M Survey in Childress County, Texas, described by metes and bounds as follows, to wit:

Beginning at the Southeast Corner of said Section No. 3;

THENCE West with the South Boundary line of said section 1810 feet to a point in said South Boundary Line;

THENCE North parallel with the East Boundary Line of said section a distance of 500 feet to a point;

THENCE East parallel with the South Boundary Line of said section a distance of 1030 feet to a point;

THENCE North parallel with the East Boundary Line of said Section a distance of 1670 feet to a point;

THENCE East 780 feet parallel with the South Boundary Line of said section to a point in the East Boundary Line of said Section;

THENCE South with the east Boundary Line of said section 2170 feet to the place of beginning.

TRACT 9: All of the Northeast one-quarter (NE/4) of Section Three (3) in Block "H" of the A.B. &M. Survey in Childress County, Texas, containing 160 acres of land, more or less.

TRACT 10: 75 acres of land, more or less, out of the North one-half (N/2) of Section Twelve (12) in Block "H" of the A.B. &M. Survey in Childress County, Texas, described by metes and bounds as follows, to wit:

BEGINNING at the Northwest Corner of said Section No. 12;

THENCE South with the West Boundary Line of said section, 2385 feet to a point in said West Boundary line;

THENCE East 1520 feet parallel with the North Boundary Line of said section to a point;

THENCE North 2085 feet parallel with the West Boundary Line of said section to a point in the North Boundary Line of said Section No. 12;

THENCE West 1240 feet with the North Boundary Line of said Section for turn corner;

THENCE North 275 feet for a turn corner;

THENCE West 360 feet to the place of beginning.

TRACT 11: 106.2 acres of land out of the Northwest part of Section Thirteen (13) in Block "H" of the A.B.&M. Survey in Childress County, Texas described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest Corner of said Section No. 13;

THENCE East with the North Boundary line of said Section, 2980 feet to a point;

THENCE South parallel with the West Boundary Line of said Section, 1160 feet to a point;

THENCE West parallel with the North Boundary Line of said Section, 2190 feet to a point;

THENCE South parallel with the West Boundary Line of said Section to a point in the South Boundary Line of the North one-half of said Section;

THENCE West with the South Boundary Line of the North one-half of said Section, 790 feet to a point in the West Boundary Line of said Section and the Southwest Corner of the North one-half of said Section;

THENCE North with the West Boundary Line of said Section to the place of beginning.

TRACT 12: 423.21 acres of land out of Section Fourteen (14) in Block "H" of the A.B. &M. Survey in Childress County, Texas, described as follows, to-wit:

BEGINNING at the Northeast Corner of said Section No. 14;

THENCE South with the East Boundary Line of said Section, 5337.5 feet to the Southeast Corner of said section;

THENCE West 2400 feet with the South Boundary Line of said Section to a point;

THENCE North parallel with the East Boundary Line of said Section, 2640 feet to a point;

THENCE West parallel with the North Boundary Line of said Section, 3040.6 feet to a point in the West Boundary Line of said section;

THENCE North with the West Boundary Line of said Section, 1930 feet to a point;

THENCE East parallel with the North Boundary Line of said Section, 3240 feet to a point;

THENCE North parallel with the East Boundary Line of said Section, 767.5 feet to a point in the North boundary Line of said section;

THENCE East with the North Boundary Line of said Section, 2200.6 feet to the place of beginning.

TRACT 13: 71.35 acres of land out of the North part of Section Nineteen (19) in Block "H" of the B.S.&F. Surveys in Childress County, Texas.

BEGINNING at a point in the North Boundary Line of said section, 1000 feet West of the Northeast Corner of said section;

THENCE South parallel with the East Boundary Line of said section, 1680 feet to a point;

THENCE West parallel with the North Boundary Line of said section, 1850 feet to a point;

THENCE North parallel with the East Boundary Line of said section, 1680 feet to a point in the North Boundary Line of said Section;

THENCE East with the North Boundary Line of said section, 1850 feet to the place of beginning.

TRACT 14: ALL that certain tract and parcel of land, lying and being situated in Childress County, Texas and being parts of F.P. Knott Survey No. 100, G.F. Swift Surveys Nos. 10 and 11 in Block "A" and W.J. Penton Survey No. 4, and being 41.5 acres of land, more or less, out of the Southeast Corner of the 219.13 acres conveyed by the Federal Life Insurance Company to Frank W. Buster by warranty deed dated July 19, 1948, and recorded in the Deed Records of Childress County, Texas, said 41.5 acres being described by metes and bounds as follows, to wit:

BEGINNING at the Southeast Corner of the above mentioned 219.13 acres tract of land, whether said corner be the Southeast corner of the W.J. Penton Survey No. 4, or a point East of said Southeast Corner in the North Boundary Line of either Section 4 or Section 5 of block "H" of the A.B. &M. Surveys;

THENCE West 1525 feet to a point in the South Boundary line of W.J. Penton Survey No. 4;

Thence North 900 feet to a point for turn corner;

THENCE East 700 feet to a point for turn corner;

THENCE North 530 feet to a point for turn corner;

Thence East 825 feet to a point in the East Boundary Line of said 219.13 acres tract;

THENCE South 1430 feet to the place of beginning, all North and South calls to run parallel with the East Boundary Line of said 219.13 acres tract and all East and west calls to run parallel with the South Boundary Line of W.J. Penton Survey No. 4.

TRACT 15: All that certain tract and parcel of land, lying and being situated in Childress County, Texas and described as follows, to-wit:

Being a part of Surveys Nos. 10 and 11, G.F. Swift Surveys, described by metes and bounds as follows:

BEGINNING at a fence post on the West line of Section No. 781, Block "H", W. & N.W. Ry Co. Surveys, said fence post being 980 varas South of the Northeast Corner of Section 100, as patented to F.P. Knott, also said fence post being the Southeast Corner of the lands now fenced and owned by M.M. Long, and said fence post being the Northeast Corner of the lands now fenced, held and occupied by the grantors;
THENCE West with the grantors' North fence line 1129 varas to the common West Corner of the M.M. Long land and the grantors' land;
THENCE South 72 varas to fence Corner;
THENCE East 55 varas to fence corner;
THENCE South 94 varas to fence corner;
THENCE East 1074 varas with the grantors' South fence line to fence corner;
THENCE North 189 varas to the place of beginning, and containing 33.77 acres of land.

TRACT 16: All that certain tract and parcel of land, lying and being situated in Childress County, Texas and being 100.6 acres of land out of Section Nos. 10 and 11 G.F. Swift Survey in Childress County, Texas described by metes and bounds as follows:

BEGINNING at a fence corner post on the West line of Section No. 781, Block "H", W & N.W. Ry. Co. Surveys said fence post being 980 varas South of the Northeast Corner of Section No 100, F.P. Knott Survey, and the Southeast Corner of the lands as now owned and fenced by M.M. Long;

THENCE North with the fence on the West line of said Block "H", and the East line of said Section No. 10, 498 varas to a stone mound under fence, and 7 varas South of the Northeast Corner of said Section No. 10, G.F. Swift, Surveys and 7 varas South of the Southeast Corner of Section No. 100, F.P. Knott;

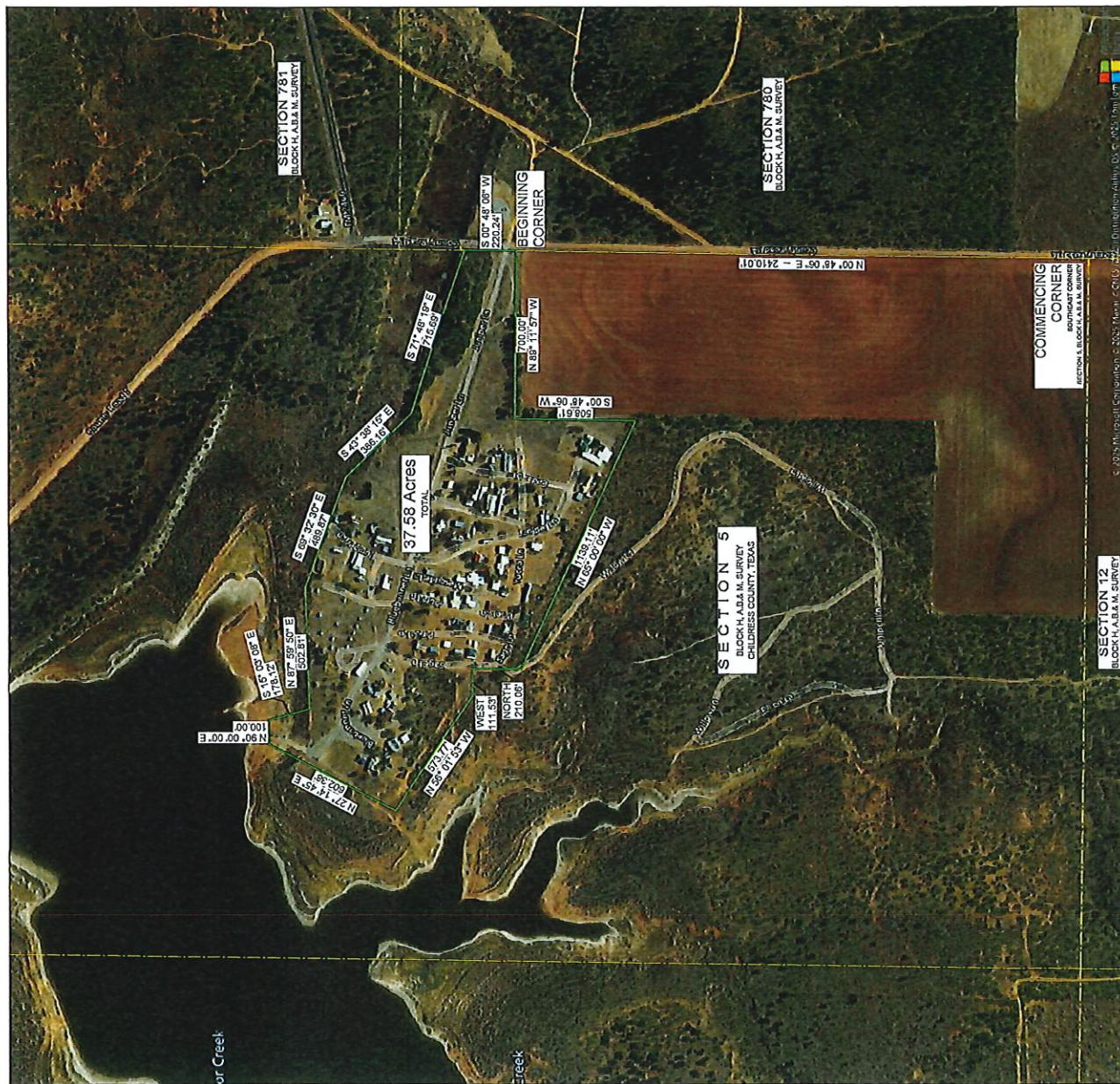
THENCE West 1138 varas to a stone mound under fence on the West line of the said M.M. Long lands;

THENCE South 498 varas with the said Long fence to the Northwest Corner of the Mrs. D.C. Trent 33.77 acres tract, as described in a warranty deed from Allie M. Trent, et al to the City of Childress, dated March 28, 1949;

THENCE East with the South fence on the M.M. Long lands, and with the North line of the Mrs. D.C. Trent tract 1129 varas to the place of beginning.

Contractual rights and future ownership rights of Maker in the following described real property located in Childress County, Texas, to-wit:

All real property presently owed by Howard Head in Section 783, 732, 733, and 734, Block H, W&NW Ry. Co. Surveys, in Childress County, Teas, which lies South of the Railroad Property and North of Highway 287, being 583 acres, more or less.



SCALE: 1" = 300'



DESCRIPTION:

A 37.68 acre tract of land situated in Section 5, Block H, A.D. & M. Survey, Childress County, Texas, and being described by the metes and bounds as follows:

2

Continuing an underground corner of sand between 2,

Thence North 00 degrees 40 minutes 00 seconds East, with the East line of said Section 5, a distance of 2410.01 feet to the most easterly Southeast and BEGINNING CORNER of this tract;

THENCE North 89 degrees 11 minutes 57 seconds West a distance of 700.00 feet;

TIME South 00 decreases 40 minutes. 00 seconds West a distance of 500.01 feet. the most!

PLANNING South Oil begins 40 minutes oil security week, a discussion of world oil, and more southern Southeast corner of this fact.

THENCE North 65 degrees 00 minutes 00 seconds West a distance of 1132.11 feet, the most

southerly Southwest corner of this tract.

THENCE NORTH a distance of 210.00 feet;

THENCE WEST a distance of 111.53 feet

THENCE North 56 degrees 01 minutes 03 seconds West a distance of 573.77 feet, the most

westerly Southwest corner of this tract

THENCE North 27 degrees 14 minutes 45 seconds East a distance of 602.38 feet

THENCE EAST a distance of 100.00 feet;

THENCE South 15 degrees 03 minutes 08 seconds East a distance of 170.12 feet

THENCE North 87 degrees 59 minutes 60 seconds East a distance of 502.81 feet;

THE NAME: South 69 degrees 32 minutes 30 seconds East a distance of 400.87 feet

THUNDER South 43 degrees 30 minutes 15 seconds East a distance of 360.10 feet

PAINAGE could also degenerate 30 minutes to seconds (last as evidence of 600-10 feet)

THENCE South 71 degrees 40 minutes 10 seconds East a distance of 13.09 feet to said East line of Section 5, the Northeast corner of this tract

THENCE South 00 degrees 48 minutes 06 seconds West, with said East line of Section 5, a

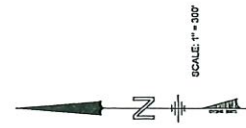
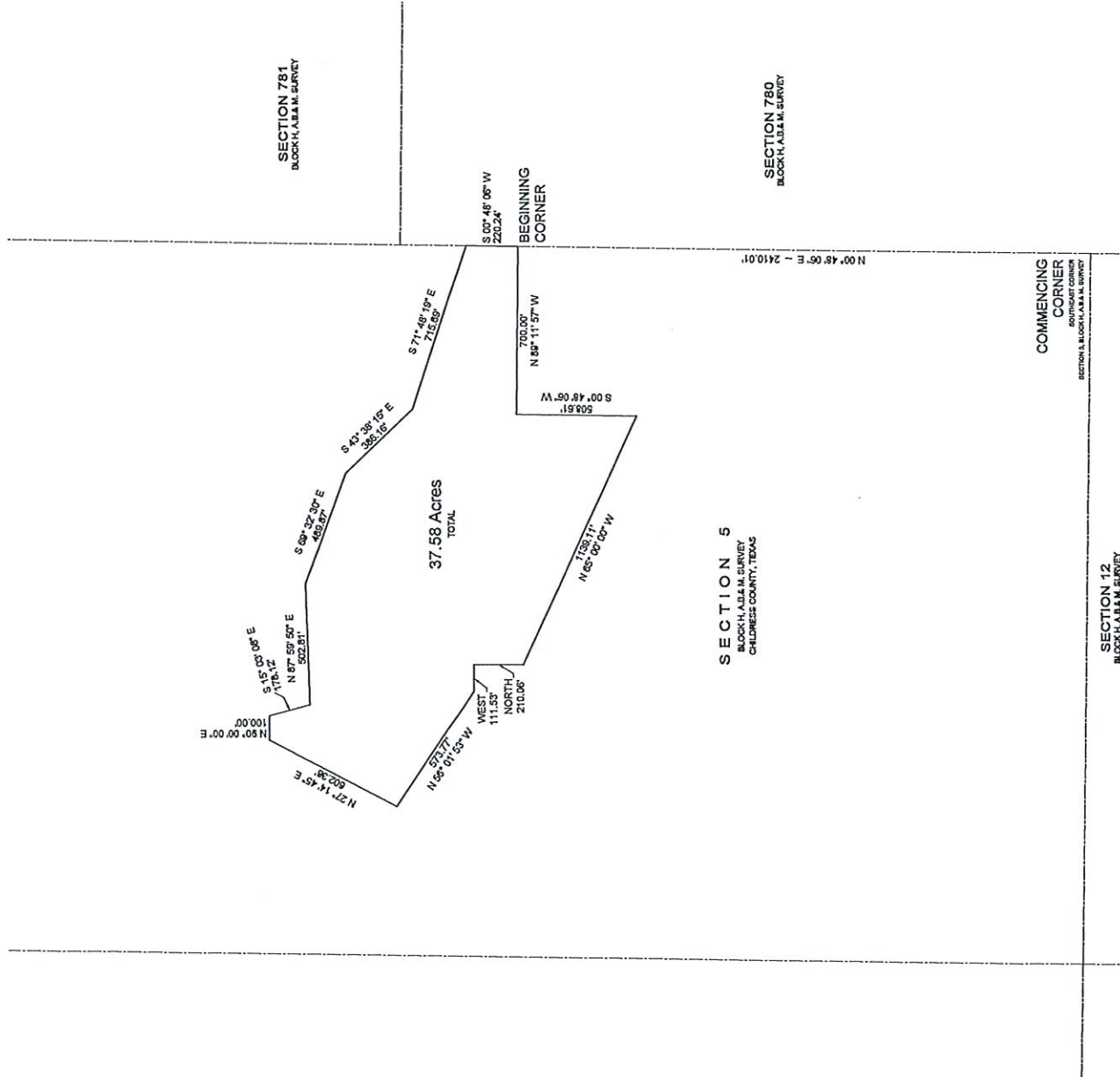
distance of 220.24 feet to the BEGINNING CORNER.

37.58 Acre Tract situated in
Section 5, Block H, A.B. & M. Survey
Childress County, Texas



OJD Engineering, LLC
Consulting Engineers & Surveyors

Drawn By: L. Sneed
Date: 9/05/2025
Job No.: 25-AS0672
800-353-7117
2420 Lakewood Dr.
Amarillo, TX, 79109
Firm No. 10090900



DESCRIPTION:

A 37.58 acre tract situated in Section 5, Block H, A.B. & M. Survey, Childress County, Texas, and being described by the metes and bounds as follows:

Commencing at the Southeast corner of said Section 5;

Thence North 00 degrees 48 minutes 06 seconds East, with the East line of said Section 5, a distance of 2410.01 feet to the most easterly Southeast and BEGINNING CORNER of this tract;

THENCE North 00 degrees 48 minutes 06 seconds West a distance of 700.00 feet;

THENCE South 00 degrees 48 minutes 06 seconds West a distance of 503.61 feet, the most westerly Southeast corner of this tract;

THENCE North 00 degrees 48 minutes 06 seconds West a distance of 113.53 feet, the most westerly Southeast corner of this tract;

THENCE NORTH a distance of 210.00 feet;

THENCE WEST a distance of 111.53 feet;

THENCE North 00 degrees 48 minutes 06 seconds West a distance of 273.77 feet, the most westerly Southeast corner of this tract;

THENCE North 27 degrees 14 minutes 45 seconds East a distance of 622.35 feet;

THENCE EAST a distance of 100.00 feet;

THENCE South 15 degrees 02 minutes 08 seconds East a distance of 176.12 feet;

THENCE North 07 degrees 29 minutes 50 seconds East a distance of 503.81 feet;

THENCE South 09 degrees 32 minutes 30 seconds East a distance of 403.87 feet;

THENCE South 43 degrees 33 minutes 15 seconds East a distance of 305.16 feet;

THENCE South 71 degrees 45 minutes 13 seconds East a distance of 713.69 feet to add East line of Section 5, the Northeast corner of this tract;

THENCE South 00 degrees 48 minutes 06 seconds West, with said East line of Section 5, a distance of 220.24 feet to the BEGINNING CORNER.

37.58 Acres Tract situated in
Section 5, Block H, A.B. & M. Survey
Childress County, Texas

OJD Engineering, LLC
Consulting Engineers & Surveyors

Drawn By: L. Sneed
Checked By: L. Sneed
Job No.: 25-A-50872

806-352-7117
2420 Lakewood Dr.
Arlington, TX 76010
Fax No. 15095009

A 37.58 acre tract of land situated in Section 5, Block H, A.B. & M. Survey, Childress County, Texas, and being described by the metes and bounds as follows:

Commencing at the Southeast corner of said Section 5;

Thence North 00 degrees 48 minutes 06 seconds East, with the East line of said Section 5, a distance of 2410.01 feet to the most easterly Southeast and BEGINNING CORNER of this tract;

THENCE North 89 degrees 11 minutes 57 seconds West a distance of 700.00 feet;

THENCE South 00 degrees 48 minutes 06 seconds West a distance of 508.61 feet, the most southerly Southeast corner of this tract;

THENCE North 65 degrees 00 minutes 00 seconds West a distance of 1139.11 feet, the most southerly Southwest corner of this tract;

THENCE NORTH a distance of 210.06 feet;

THENCE WEST a distance of 111.53 feet;

THENCE North 56 degrees 01 minutes 53 seconds West a distance of 573.77 feet, the most westerly Southwest corner of this tract;

THENCE North 27 degrees 14 minutes 45 seconds East a distance of 602.38 feet;

THENCE EAST a distance of 100.00 feet;

THENCE South 15 degrees 03 minutes 08 seconds East a distance of 178.12 feet;

THENCE North 87 degrees 59 minutes 50 seconds East a distance of 502.81 feet;

THENCE South 69 degrees 32 minutes 30 seconds East a distance of 489.87 feet;

THENCE South 43 degrees 38 minutes 15 seconds East a distance of 366.16 feet;

THENCE South 71 degrees 48 minutes 19 seconds East a distance of 715.69 feet to said East line of Section 5, the Northeast corner of this tract;

THENCE South 00 degrees 48 minutes 06 seconds West, with said East line of Section 5, a distance of 220.24 feet to the BEGINNING CORNER.

SECTION 7. EXHIBIT B - BID FORM

EXHIBIT B

SECTION 7. EXHIBIT B - BID FORM

BIDDER INFORMATION

Name: _____

Address: _____

Phone: _____ Email: _____

Texas Hunting License #: _____

Proof of Insurance Attached: ☐ Yes ☐ No

BID AMOUNT

Annual Lease Payment: \$_____ per year

Total 5-Year Lease Value: \$_____

ACKNOWLEDGMENTS

Bidder acknowledges receipt of the RFB, all exhibits, and acceptance of all terms. If selected, bidder agrees to execute the Hunting Lease and provide required insurance.

Signature: _____

Printed Name: _____

Date: _____

**SECTION 8. EXHIBIT C – LIABILITY WAIVER AND INDEMNITY
AGREEMENT**

EXHIBIT C

SECTION 8. EXHIBIT C – LIABILITY WAIVER AND INDEMNITY AGREEMENT

CITY OF CHILDRESS – HUNTING LEASE LIABILITY WAIVER

Lessee: _____ (“Lessee”)

Property: [Legal Description or Location]

Effective Date: [Date]

Lessee acknowledges that hunting and related activities are inherently dangerous and may result in personal injury, death, or property damage. In consideration of being granted access to the Property, Lessee agrees as follows:

1. **Assumption of Risk** – Lessee voluntarily assumes all risks associated with hunting, firearm use, wildlife, and natural hazards.
2. **Release of Liability** – Lessee, on behalf of themselves, their guests, heirs, and assigns, releases and discharges the City of Childress, its officers, employees, and agents from all claims, demands, damages, or causes of action arising from any injury, death, or damage occurring on the Property.
3. **Indemnification** – Lessee shall indemnify and hold harmless the City from any claim, loss, or liability arising from Lessee’s or their guests’ actions or omissions.
4. **Insurance Requirement** – Lessee must maintain liability insurance coverage in an amount not less than \$1,000,000 per occurrence and name the City as an additional insured.
5. **Compliance** – Lessee shall comply with all applicable laws and safety regulations.

Acknowledged and Agreed:

Lessee Signature: _____

Printed Name: _____

Date: _____

City Representative: _____

Date: _____

SECTION 9. INSPECTION OF PROPERTY

Interested bidders may inspect the property by appointment.
Contact **Kevin Hodges** to schedule an on-site visit.

City of Childress
Phone: 806-204-1799
Email: khodges@childresstexas.gov

SECTION 10. GENERAL TERMS AND CONDITIONS

1. The Municipality reserves the right to reject any or all bids or waive any irregularities.
2. Bids shall remain valid for **60 days** following submission deadline.
3. The successful bidder shall be responsible for all construction, maintenance, and removal of deer blinds, feeders, and stands.
4. No subleasing, assignment, or transfer of rights is permitted without municipal consent.
5. Lessee shall comply with all federal, state, and local hunting laws.
6. Lessee shall hold the Municipality harmless from any liability related to firearms and archery.
7. No permanent structure may be constructed on any tract of land in Section 2 of this bid packet.
8. The Municipality retains the right to enter the property for inspection, maintenance, or public purposes with prior notice.
9. Early termination may occur for noncompliance, public need, or breach of contract.

SECTION 11. CONTACT INFORMATION

Questions regarding this RFB should be directed to:
D'Linda Dockery, City Secretary
City of Childress
Phone: 940-937-3684
Email: khodges@childresstexas.gov

SECTION 12. ATTACHMENTS

- **Exhibit A** – Property Map & Aerial Photograph & Metes & Bounds
- **Exhibit B** – Bid Form
- **Exhibit C** – Liability Waiver Form