

## ADVERTISEMENT TO BIDDERS

Sealed Bids, on Bid Forms provided, addressed to Christy Stroup, City Secretary, City of Clear Lake Shores will be received from Clear Lake Shores property owners at the City Hall, 1006 South Shore Drive, Clear Lake Shores, TX 77565, until 5:00 P.M. on 11/15/2017 to lease waterfront properties within the City. Bids will be publicly opened and tabulated starting at 9:00 A.M. on 11/17/2017. Bids will be awarded at a subsequent City Council Meeting on 11/21/17 @ 7:00 P.M..

Bid Instructions and Forms may be obtained from the City Secretary's Office at City Hall or on the City website [clearlakeshores-tx.gov](http://clearlakeshores-tx.gov).

The City will reject any bid that does meet the Reserve Bid Value or the terms specified in the Bid Instructions. The City reserves the right, without cause, to reject any and all bids and to waive informalities in bidding.

**CITY of CLEAR LAKE SHORES**  
**WATERFRONT LEASE**  
**BID INSTRUCTIONS**

**1. The City of Clear Lake Shores intends to lease, on a long-term basis, those waterfront properties listed on Exhibit 1. These Premises are of varying dimensions and are located within the perimeter of the subdivision of Clear Lake Shores. The successful bidder must agree to enter into the City's current Waterfront Lease Agreement and accept the conditions specified in that Agreement, the term of which ends on July 31, 2023. A survey of the Premises and the Waterfront Lease Agreement may be obtained from the City Secretary.**

**2. To be qualified to bid on a waterfront lease (Premises), a bidder must be an owner of record (or Beneficial Owner resulting from a trust or estate) of at least a 50% interest in any residential building lot within the R-1 Residential District of Clear Lake Shores. A property owner is not qualified to bid on any waterfront lease, if in bidding on such a lease, the total bulkhead footage of leases held by that property owner would exceed 40 feet when the lease being bid upon is included along with existing leases then held by the property owner, regardless of whether the property owner was successful in his bid or not.**

**3. Bidders should understand, and accept, that there may be immediate action (compliance work) required on their part, and additional cost involved, in bringing the Premises into full compliance with requirements specified in the Lease Agreement. Any compliance work identified by the City to bring the Premises into full compliance with the requirements specified in the Lease Agreement will be completed to the City's satisfaction within 90 days from the date the bid is awarded, unless an extension is agreed to in writing by the City. In the event such compliance work is not satisfactorily completed, the Lease Agreement will be terminated and the Bid Amount remitted with the Bid Form will be forfeited to cover the costs and lost revenue to the City from -bidding the leased premises. A list of required compliance work for the Premises, along with a recent survey of the premises, may be obtained from the City Secretary and must be attached to the Bid Form. It will be the responsibility of each bidder to determine the cost of bringing the premises fully in compliance with the requirements specified in the Lease Agreement.**

**4. Sealed Bids must be submitted using the attached Bid Form in a sealed envelope marked "Waterfront Lease Bid, Lease Number (Fill in lease number)" and the Bidder's name, address, and phone number on the outside of a sealed envelope. Bids not properly marked will not be opened, and will be rejected.**

The Bidder must submit a separate Bid Form for each waterfront lease upon which he is submitting a bid; individual Bid Forms must not include bids for more than one waterfront lease. Bids must be unconditional. Any Bid Forms not meeting these conditions shall be considered to be invalid and will not be accepted by the City

Sealed Bids, on bid forms provided, addressed to Christy Stroup, City Secretary, will be received at the City Hall, 1006 South Shore Drive, Clear Lake Shores, Texas 77565, until 5:00 P.M. on 11/15/17 for the right to lease waterfront properties within the City. *A valid bid must contain a properly prepared and executed Bid Form (Attachment A) accompanied by a cashier's check money order, or personal check made payable to the City of Clear Lake Shores, the total amount of which must at least be equal to or exceed the Reserve Bid Amount as shown for each lease on Exhibit I.*

**5. Bids will be publicly opened and tabulated at 9:00 A.M. on 11/17/17, at the City Hall Conference Room, 1006 South Shore Drive, Clear Lake Shores. The City reserves the right to reject, without cause, any and all Bid Amounts, including those that do not equal the Reserve Bid Values shown on Exhibit 1.**

**CITY OF CLEAR LAKE SHORES**  
**WATERFRONT LEASE BID FORM (Attachment A)**

1. Lease Number: \_\_\_\_\_ (a separate Bid Form must be used for each lease)

2. Bid Amount: \$ \_\_\_\_\_

A valid bid must

- a. Contain a properly prepared and executed **BID FORM** (this form)
- b. Must be accompanied by a cashier's check, money order, or personal check made payable to the City of Clear Lake Shores, in the amount as shown in Item 2 above.
- c. Be for only one waterfront lease; combining the bid amount for two or more Premises on the same form is not allowed
- d. Must have attached a copy of a list of the required compliance work for the Premises
- e. Not be subject to any conditions other than those imposed by the City.

Should the City *accept* this bid, the undersigned agrees that 1) shall properly execute the current version of the City's Waterfront Lease Agreement and 2) any work identified by the City to bring the Premises specified in this bid into full compliance with the requirements specified in the Lease Agreement will be completed to the City's satisfaction within 90 days from the date the bid is awarded, unless an extension is agreed to in writing by the City. It will be the responsibility of each bidder to determine the cost of bringing the Premises fully in compliance with the requirements specified in the lease agreement.

*In the event such compliance work is not satisfactorily completed, the Lease Agreement will be terminated and the Lease Bid Amount remitted with the Bid Form will be forfeited to cover the costs and lost revenue to the City from re-bidding the Premises.*

Bidder's Name: \_\_\_\_\_

*Please Print*

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

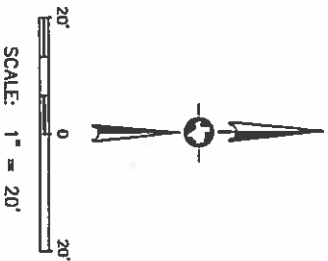
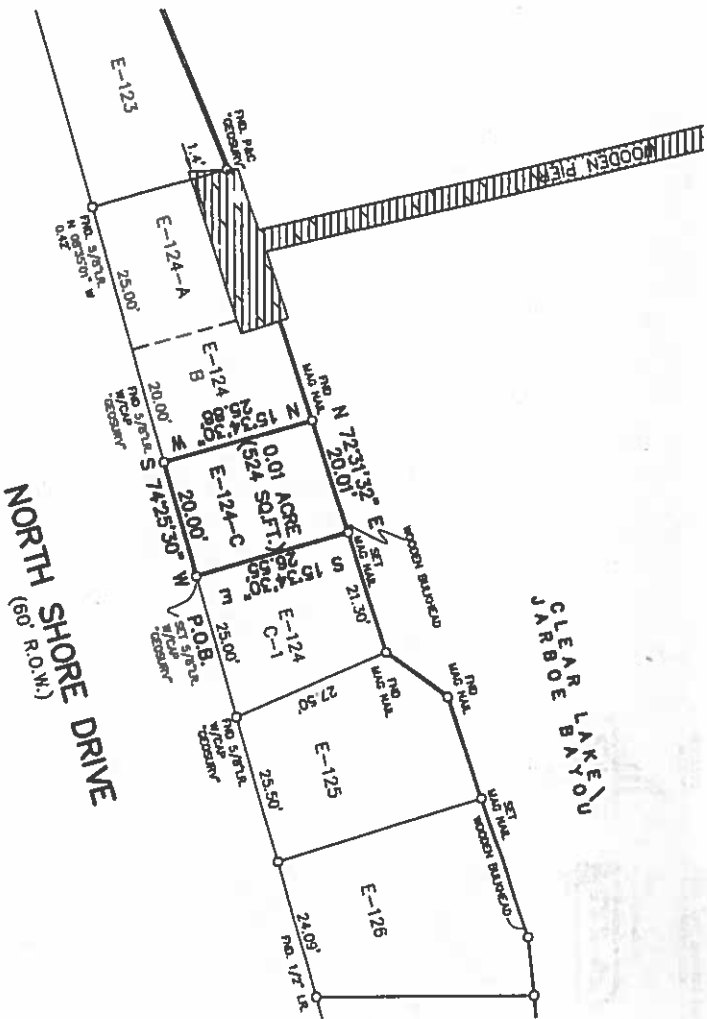
\_\_\_\_\_

Phone Number: \_\_\_\_\_

**City of Clear Lake Shores**

**City Held Waterfront Leases-Minimum Bid Information**

<b>Lease #</b>	<b>ROW Frontage</b>	<b>Surveyed Bulkhead Frontage</b>	<b>Yearly Lease Fee (Note 2)</b>	<b>Pier? (Yes or No)</b>	<b>Approved Minimum Reserved Bid Amount (Note 1)</b>
E-124-C	20.00	20.01	\$142.00	No	\$2,000.00
E-124-C-1	25.00	21.30	\$177.50	No	\$2,500.00
E-125	25.50	30.95	\$181.05	No	\$2,550.00
E-126	24.09	25.57	\$171.04	No	\$2,409.00
<b>Notes:</b>	<p>1) Minimum bid approved by City Council. \$100.00 per linear foot base on the Right of Way footage</p> <p>2) The amounts shown represent the Annual Lease Fee approved as of 2017. The rate is subject to change August 1, 2018. The current rate is \$7.10 per right-of-way linear foot.</p>				



**Dale L. Hardy**  
**Geosurv**  
 Registered Professional  
 Land Surveyors

P. O. Box 246, League City, Texas 77574  
 281-354-7739 408-783-8000 Fax 281-354-8928

**PROPERTY DESCRIPTION:**

All that certain tract or parcel of land being out of and a part of CLEAR LAKE SHORES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2544, Page 14, Galveston County Map Records and being a part of that certain waterfront as shown on said plat and further being a part of that same certain tract or parcel of land conveyed by Clear Lake Shores Property Owners Association, a Texas nonprofit corporation, to the City of Galveston County, Texas, said tract further being that same certain tract or parcel of land being known as LEASE TRACT E-124-C, according to the map of said Lease Tracts prepared by L.C. Strickland, R.P.L.S. 884, dated July 5, 1963, and now in common and accepted use by the City of Clear Lake Shores, said LEASE TRACT E-124-C, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with cap stamped "Geosurv" set on the North right-of-way line of North Shore Drive (called 60 feet in width), being the Southeast corner of the herein described tract;

**THENCE** S 74°25'30"W along said North right-of-way line of North Shore Drive, a distance of 20.00 feet to a 5/8" iron rod with cap stamped "Geosurv" found at the Southwest corner of the herein described tract;

**THENCE** leaving said right-of-way line of North Shore Drive, N 15°34'30"W, a distance of 23.88 feet to a mag nail found at the Northwest corner of the herein described tract, said point being in an existing wooden bulkhead;

**THENCE** along above said wooden bulkhead, N 7°31'32"E a distance of 20.01 feet to a mag nail set at the Northwest corner of the herein described tract;

**THENCE** S 15°34'30"E a distance of 26.55 feet to the **POINT OF BEGINNING**, and containing within said boundaries a calculated area of 0.01 acre (324 Square feet) of land.

July 26, 2017

I hereby attest that on the above date, the herein described lot, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

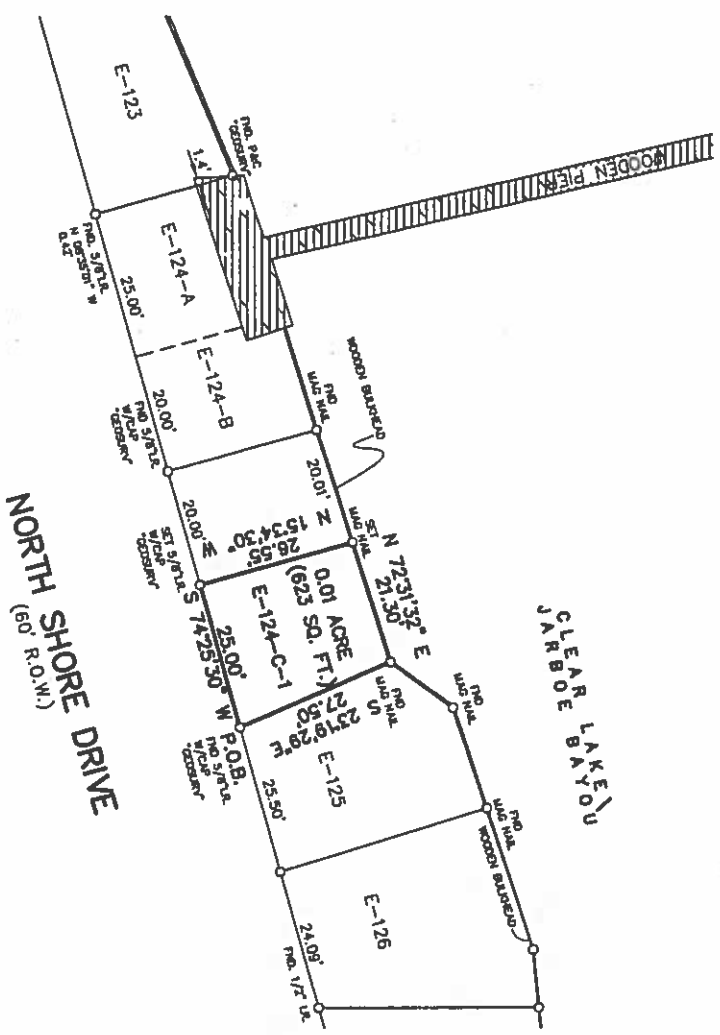
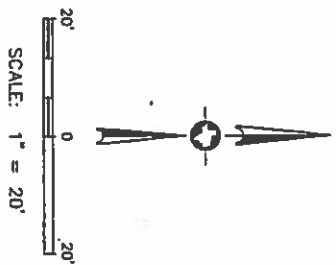
**PRELIMINARY**

Geosurv, LLC  
 Dale L. Hardy  
 Registered Professional  
 Land Surveyor 4847

Survey Prepared for: City of Clear Lake Shores

Notes:

- 1.) This property lies in Zone "A13", (B.F.E. 117), defined by FEMA as areas of 100-year flood base flood elevations and flood hazard factors determined, as shown from Flood Insurance Rate Map Community-Panel Number 4854810001C, map revised April 4, 1983.
- 2.) This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.



**NORTH SHORE DRIVE**  
(60' R.O.W.)

**CLEAR LAKE**  
**JARBOR LAKE**



P.O. Box 248, League City, Texas 77574  
281-334-7728 409-762-8200 Fax: 281-334-8828

**PROPERTY DESCRIPTION:**

All that certain tract or parcel of land being out of and a part of CLEAR LAKE SHORES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2544, Page 14, Galveston County Map Records and being a part of that certain subdivision as shown on said plat and further being a part of that same certain tract or parcel of land conveyed by Clear Lake Shores Property Owners Association, et al, to the City of Clear Lake Shores by an instrument of record in the Office of the Clerk of Galveston County, Texas, said tract further being that same certain parcel of land being known as LEASE TRACT E-124-C-1, according to the map of said Lease Tracts prepared by J.C. Spickard, R.P.L.S., 964, dated July 6, 1983, and now in common and accepted use by the City of Clear Lake Shores, said LEASE TRACT E-124-C-1, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with cap stamped "Geosurv" found on the North right-of-way line of North Shore Drive (coated 60 foot in width), being the Southeast corner of the herein described tract;

**THENCE** S 74°23'30" W along said North right-of-way line of North Shore Drive, a distance of 25.00 feet to a 5/8" iron rod with cap stamped "Geosurv" set at the Southwest corner of the herein described tract;

**THENCE** leaving said right-of-way line of North Shore Drive, N 15°34'30" W, a distance of 26.55 feet to a mag nail set at the Northeast corner of the herein described tract, said point being in an existing wooden bulkhead;

**THENCE** along above said wooden bulkhead, N 72°31'32" E a distance of 21.30 feet to a mag nail found at the Northeast corner of the herein described tract containing within said boundaries a calculated area of 0.01 acre (623 Square Feet) of land.

July 26, 2017

I hereby attest that on the above date, the herein described plat, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

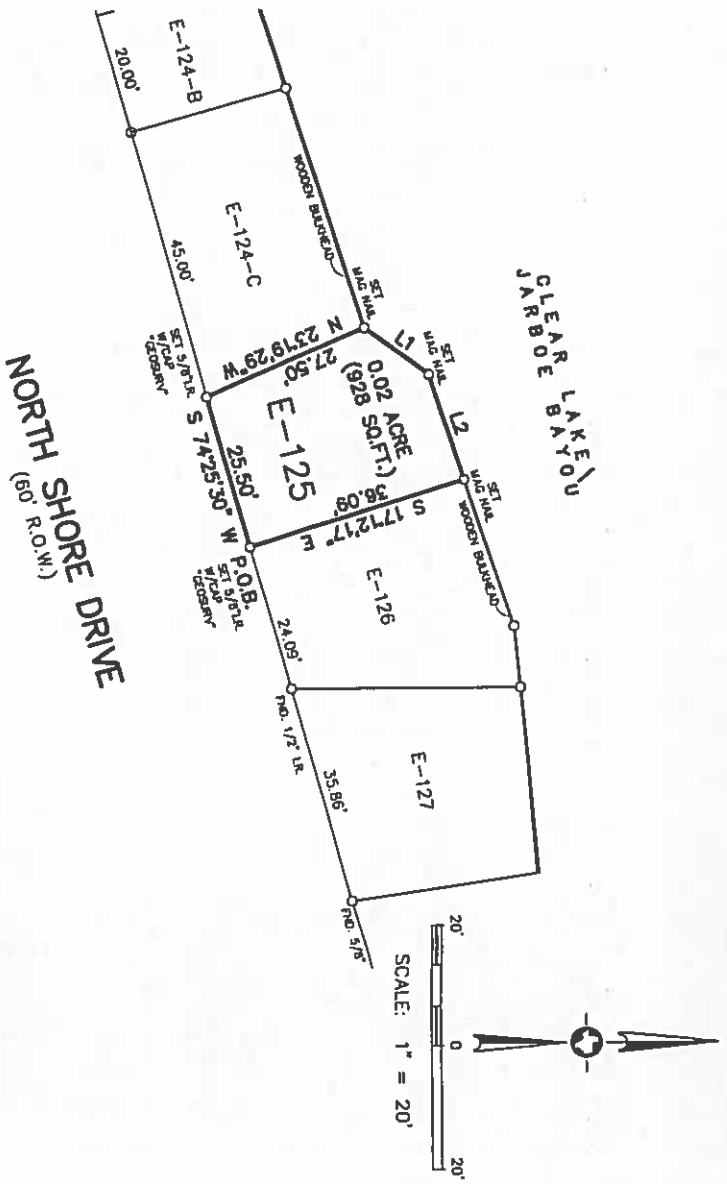
**PRELIMINARY**

Geosurv, LLC  
Dale L. Hardy  
Registered Professional  
Land Surveyor 4847

Survey Prepared for: City of Clear Lake Shores

Notes:

- 1) This property lies in Zone "A13" (B.F.E. 11'), defined by FEMA as areas of 100-year flood, base flood elevations and flood hazard determinations, as recited from Flood Insurance Rate Map Community Panel Number 4654610001C, map revised April 4, 1983.
- 2) This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.



LINE TABLE		
LINE	DISTANCE	BEARING
L1	12.94'	N 36°22'00" E
L2	18.01'	N 71°44'15" E

**Dale L. Hardy**  
 Geosurv, Inc.  
 Registered Professional  
 Land Surveyor

P. O. Box 648, Laguna Dr., Texas 77574  
 891-564-7739 405-765-0000 Fax: 281-564-8928

**PROPERTY DESCRIPTION:**

All that certain tract or parcel of land being out of and a part of CLEAR LAKE SHORES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 14, Galveston County Map Records and being a part of that certain waterfront as shown on said plat and further being a part of that same certain tract or parcel of land conveyed by Clear Lake Shores Property Owners Association, a Texas nonprofit corporation, to the City of Clear Lake Shores by an instrument of record in the Office of the County Clerk of Galveston County, Texas, said tract further being that same certain tract or parcel of land being known as LEASE TRACT E-125, according to the map of said Lease Tracts prepared by J.C. Strickland, R.P.L.S. 864, dated July-6, 1963, and more in common and accepted use by the City of Clear Lake Shores, said LEASE TRACT E-125, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with cap stamped "Geosurv" set on the North right-of-way line of North Shore Drive (called 50 foot in width), being the Southeast corner of the herein described tract;

**THENCE** S 74°25'30"W along said North right-of-way line of North Shore Drive, a distance of 25.50 feet to a 5/8" iron rod with cap stamped "Geosurv" set at the Southwest corner of the herein described tract;

**THENCE** leaning said right-of-way line of North Shore Drive, N 23°19'29"W, a distance of 27.50 feet to a mag nail set at the Northwest corner of the herein described tract, said point being in an existing wooden bulkhead;

**THENCE** along above said wooden bulkhead, the following two (2) courses and distances:

N 36°22'00"E a distance of 12.94 feet to a mag nail set for corner;  
 N 71°44'15"E a distance of 18.01 feet to a mag nail set at the Northeast corner of the herein described tract;

**THENCE** S 17°12'17"E a distance of 35.09 feet to the **POINT OF BEGINNING**, and containing within said boundaries a calculated area of 0.02 acre (928 Square Feet) of land.

February 24, 2017

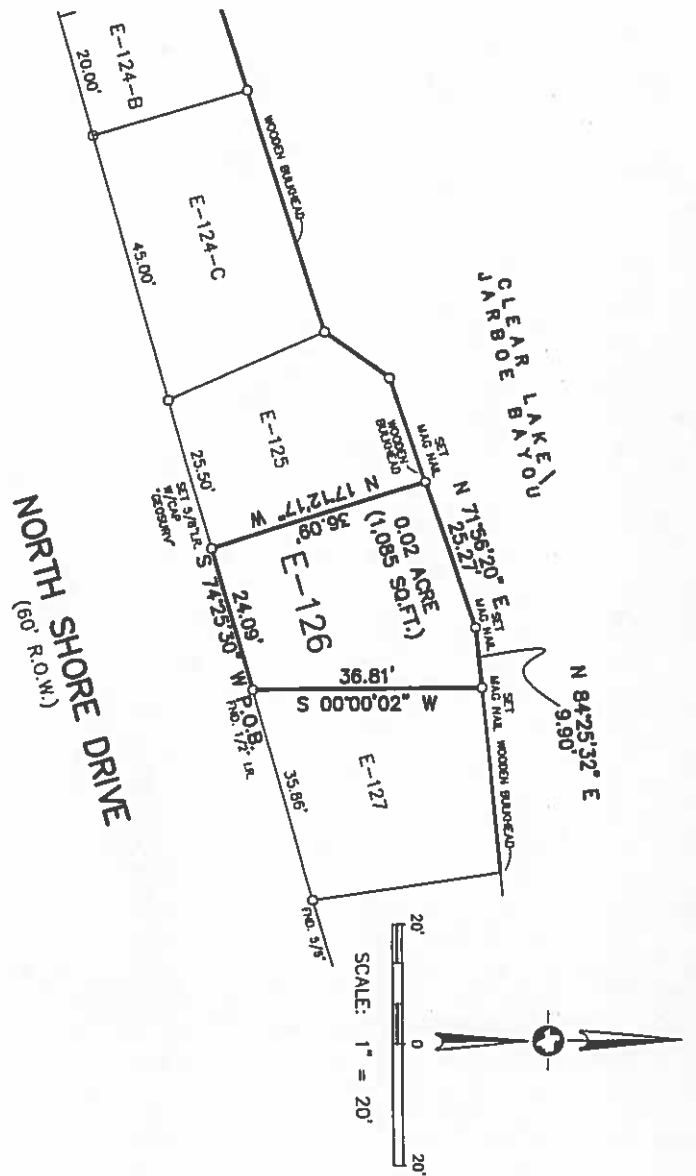
I hereby attest that on the above date, the herein described lot, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Dale L. Hardy  
 Registered Professional  
 Land Surveyor - 4847

Survey Prepared for: City of Clear Lake Shores

**Notes:**

- 1.) This property lies in Zone "A15" (B.F.E. 11"), defined by FEMA as areas of 100-year flood; base flood elevations and flood hazard factors determined, as scaled from Flood Insurance Rate Map Community-Panel Number 4854610001C, map revised April 4, 1983.
- 2.) This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.



**PROPERTY DESCRIPTION:**

All that certain tract or parcel of land being out of and a part of **CLEAR LAKE SHORES**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2544, Page 14, Galveston County Map Records and being a part of that certain waterfront as shown on said plat and further being a part of that same certain tract or parcel of land conveyed by Clear Lake Shores Property Owners Association, a Texas nonprofit corporation, to the City of Clear Lake Shores by an instrument of record in the Office of the County Clerk of Galveston County, Texas, said tract being **TRACT E-126** according to the map or parcel of land being known as **LEASE TRACT E-126** dated July 6, 1983, and now in common and accepted use by the City of Clear Lake Shores, said **LEASE TRACT E-126**, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 iron rod found on the Northernly right-of-way line of North Shore Drive (called 60 feet in width), and being the Southeast corner of the herein described tract;

**THENCE** along the North right-of-way line of North Shore Drive, S 74°25'30"W, a distance of 24.09 feet to a 5/8 inch iron rod with cap stamped "Geosurv" set at the Southwest corner of the herein described tract;

**THENCE** leaving said right-of-way line of North Shore Drive, N 171°21'17" a distance of 36.09 feet to a mag nail set for corner in an existing wooden bulkhead and the Northwest corner of the herein described tract;

**THENCE** along above said wooden bulkhead, the following Two (2) courses and distances:  
 N 71°56'20"E a distance of 25.27 feet to a mag nail set for an angle point;  
 N 84°25'32"E a distance of 9.90 feet to a mag nail set at the Northeast corner of the herein described tract.

**THENCE**, S 00°00'02"W a distance of 36.81 feet to the **POINT OF BEGINNING**, and containing within said boundaries a calculated area of 0.02 acre (1,085 Square Feet) of land.

February 24, 2017

I hereby attest that on the above date, the herein described lot, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



Geosurv, LLC  
 Dale L. Hardy  
 Registered Professional  
 Land Surveyor 4847

Notes:  
 Survey Prepared for: City of Clear Lake Shores

- 1) This property lies in Zone "A13" (B.F.E. 11'), defined by FEMA as areas of 100-year flood; base flood elevations and flood hazard factors determined, as scaled from Flood Insurance Rate Map Community-Panel Number 4854610001C, map revised April 4, 1983.
- 2) This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.

**Dale L. Hardy**  
 Registered Professional  
 Land Surveyor

P.O. Box 248, Laguna City, Texas 77874  
 281-554-7739 409-758-6000 Fax: 281-554-8928