

ADVERTISEMENT TO BIDDERS

Sealed Bids, on Bid Forms provided, addressed to the City Secretary of City of Clear Lake Shores, Clear Lake Shores, TX will be received from Clear Lake Shores Property Owners at City Hall, 1006 South Shore Drive, Clear Lake Shores, TX 77565, until 12:00 P.M. on February 28th, 2020 to lease waterfront properties within the City. Bids will be publicly opened and tabulated starting at 10:00 A.M. on March 2, 2020 at City Hall, Conference Room (upstairs) located at 1006 South Shore Drive, Clear Lake Shores. Bids will be awarded at a subsequent City Council meeting.

Bid Instructions and Forms may be obtained from the City Secretary of City of Clear Lake Shores, Clear Lake Shores, TX at the City Hall Annex or on the city website www.clearlakeshores-tx.gov. Information regarding each lease may also be viewed at the same location.

The City will reject any bid that does not meet the Minimum Bid Amount specified in the Bidders Instructions. The City reserves the right to reject any and all bids and to waive informalities in bidding.

City of Clear Lake Shores

CITY OF CLEAR LAKE SHORES
WATERFRONT LEASE
BID INSTRUCTIONS

1. **The City of Clear Lake Shores offers for lease, on a long-term basis, 3 waterfront properties.** These properties are of varying dimensions and are located within the perimeter of the City of Clear Lake Shores. The successful bidder must agree to enter into the City's standard Waterfront Lease and accept the conditions specified in the lease, the term of which ends on July 31, 2023.
2. **To be qualified to bid on a waterfront lot, a bidder must be an owner of record of at least 50% interest in any building lot within the City of Clear Lake Shores. The bidder must reside within the City of Clear Lake Shores.**
3. **The bidder may not lease any additional waterfront lot if a new lease would cause the Lessee to have more than 40 linear feet of total waterfront leased per residential property owned.**
4. **Bidders should understand, and accept, that there may be immediate actions (Compliance Work) required on their part, and additional costs involved, in bringing a lease into full compliance with requirements specified in the Lease Agreement.** Any Compliance Work identified by the City to bring the lease into full compliance with the requirements specified in the Lease Agreement will be completed to the City's satisfaction within 90 working days, not including holidays or weekends, from the date the Lease Agreement is signed by the City, 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 Lease Bid Amount and Annual Lease payment remitted with the Bid Form will be forfeited to cover the cost and lost revenue to the City from re-bidding the leased premises. It will be the responsibility of each bidder to determine the cost of bringing a lease fully in compliance with the requirements specified in the lease agreement.
5. **Sealed Bids must be submitted using the envelope provided with all the appropriate forms filled out completely and a check made payable to "The City of Clear Lake Shores" filled out in the amount desired. Checks will be returned to unsuccessful bidders.**

A valid bid must contain a properly prepared and executed Bid Form (see attached) accompanied by the following:

-A signed and properly completed City of Clear Lake Shores Waterfront Lease with no modifications

-Evidence that the bidder(s) is the owner of record or beneficiary of trust or estate of at least a 50% interest in a building lot within the City of Clear Lake Shores, the size of which must be at least 4,000 square feet.

-A check made payable to the City of Clear Lake Shores, the total amount of which must be equal to or exceed the minimum bid amount as shown on Exhibit 1.

6. **Bids will be publicly opened and tabulated starting at 10:00 A.M. on March 2, 2020 at the City Hall Annex, Conference Room (upstairs) 1006 South Shore Drive, Clear Lake Shores.** Sealed bids will be opened, and tabulated, one waterfront lease at a time. Prior to opening any bids pertaining to a specific waterfront property, bidders will have an opportunity to withdraw the bids they submitted on that property. At a subsequent Council Meeting, Council will review the bid tabulations and formally award the bids.
7. **The City will reject any bid where the bid amounts do not meet the minimum bid amounts as shown on Exhibit 1 or the potential lessee' information does not meet the requirements to lease a waterfront parcel.** The City reserves the right to reject any and all bids and to waive informalities in bidding.

CITY OF CLEAR LAKE SHORES
BID FORM

1. Lease Number: _____

2. Bid Amount:

Total Bid Amount Attached With Bid Form: \$ _____

A valid bid must contain a properly prepared and executed Bid Form accompanied by the following:

- A signed and properly completed City of Clear lake Shores Waterfront Lease with no modifications
- Evidence that the undersigned is the owner of record of at least a 50% interest in any building lot within the subdivision of Clear Lake Shores
- A personal check made payable to the City of Clear Lake Shores in the amount as of the final bid offered.

Should the City accept this bid, the Undersigned agree that any work identified by the City to bring the lease 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 working days, not including holidays or weekends, from the date the Lease Agreement is signed by the City, unless an extension is agreed to in writing by the City. In the event such actions are not taken, the Lease Agreement will be terminated and the Bid Amount and Annual Lease payment remitted with this Bid will be forfeited to cover the cost and lost revenue from re-bidding a lease.

YOU MUST FILL IN COMPLETELY:

Bidder's Name: _____
Please Print

Signature: _____

Address: _____

Tel Number: _____

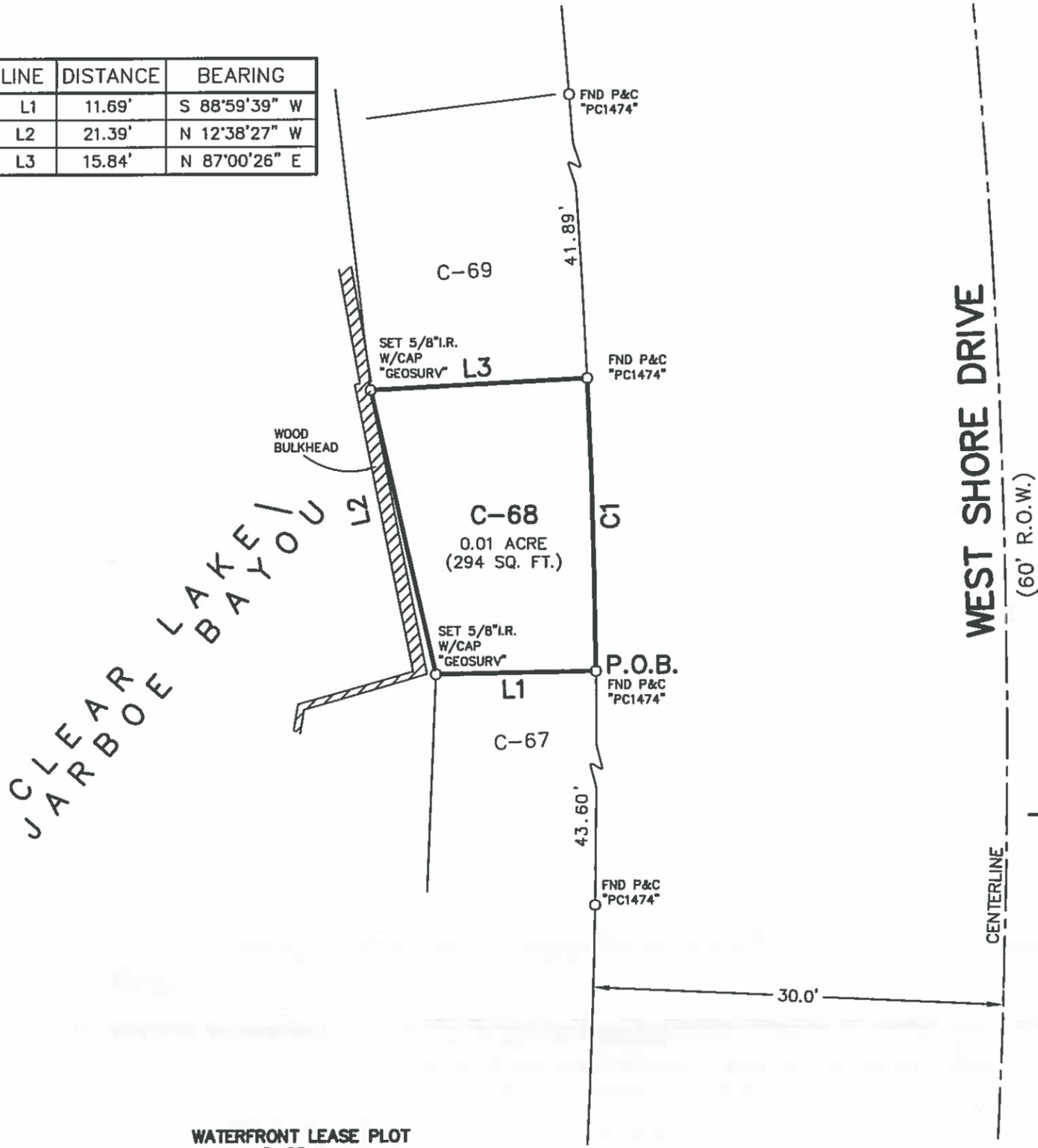
City of Clear Lake Shores
City Held Waterfront Lease Bid Information
EXHIBIT 1

<u>Lease #</u>	<u>*City Frontage</u>	<u>Surveyed Bulkhead Frontage</u>	<u>Annual Lease Fee</u>	<u>Minimum Bid</u>
C-068	21.5	21.39	\$153.07	\$3,500.00
E-122A	33.85	28.08	\$242.03	\$3,500.00
E-122B	16.15	20.49	\$115.48	\$3,500.00

*Annual Lease Fee is based on \$7.15 per linear foot of Right-of-Way footage. The Fee is subject to change at the discretion of the City Council.

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	620.00'	01°59'13"	21.50'	S 01°28'04" E	21.50'

LINE	DISTANCE	BEARING
L1	11.69'	S 88°59'39" W
L2	21.39'	N 12°38'27" W
L3	15.84'	N 87°00'26" E



SCALE: 1"=10'

LEGEND

- P.O.B. - POINT OF BEGINNING
- I.R. - IRON ROD
- FND. - FOUND

**WATERFRONT LEASE PLOT
C-68
CITY OF CLEAR LAKE SHORES
GALVESTON COUNTY, TEXAS**

Survey Prepared for: City of Clear Lake Shores

Notes:

- 1.) This property lies in Zone A-13, (BFE-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 485461 0001C, 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.

December 12, 2018

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
[Signature]
Dale L. Hardy
Registered Professional
Land Surveyor 4847



P.O. Box 246, League City, Texas 77574
281-554-7739 409-785-8030 Fax: 281-554-6928
Firm No.: 10040100

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°05'25" W	30.87'
L2	N 82°45'43" E	28.02'
L3	S 12°02'33" E	25.87'

WOOD
PIER
(10/7/15)

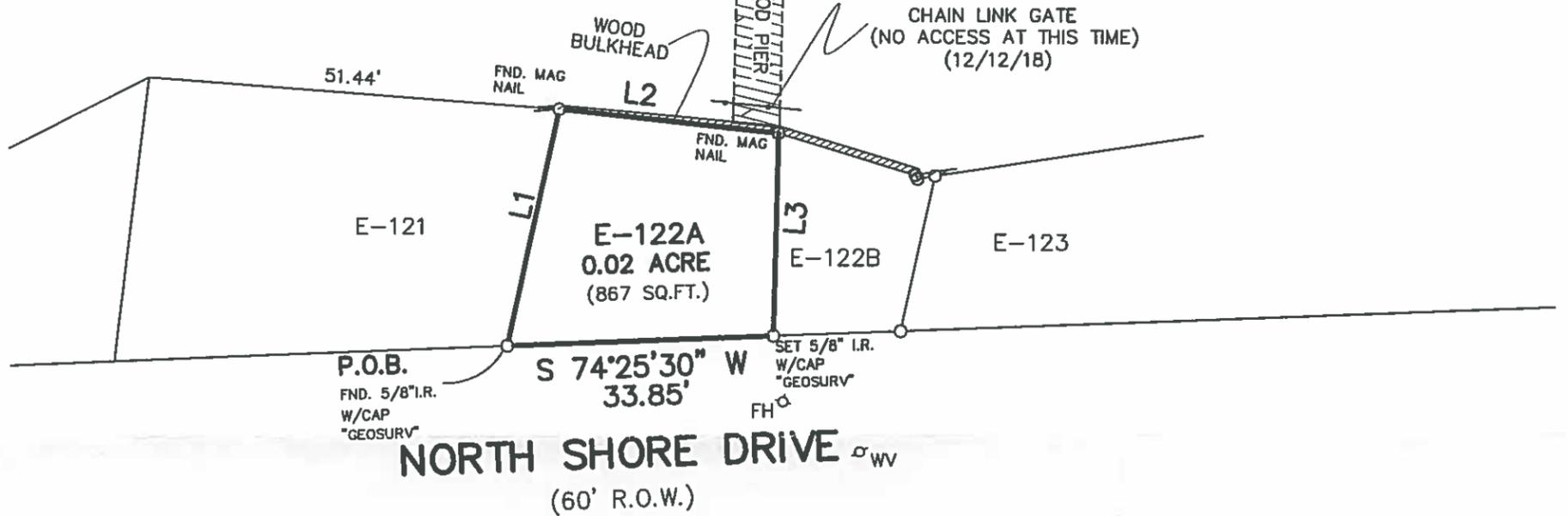


SCALE: 1"=20'

LEGEND

- FH - FIRE HYDRANT
- WV - WATER VALVE
- P.O.B. - POINT OF BEGINNING
- I.R. - IRON ROD
- FND. - FOUND

CLEAR LAKE
JARBOE BAYOU



**WATERFRONT LEASE PLOT
E-122A
CITY OF CLEAR LAKE SHORES
GALVESTON COUNTY, TEXAS**

All of **WATERFRONT LEASE PLOT** designated as **E-122**, according to the **LEASE PLOTS OF CLEAR LAKE SHORES**, a survey prepared by J. G. Strickland, RPS 864, dated July 6, 1963, filed for record in the Office of the City Secretary of the City of Clear Lake Shores, Galveston County, Texas, and now in common and accepted use, said **PLOT E-122A** being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" found on the Northerly right-of-way line of North Shore Drive, a 60 foot wide public roadway, said point being the common corner of Plots E-121 and E-122A and the Southwest corner of the herein described tract;

THENCE N 01°05'25" W, along aforesaid Plots E-121 and E-122A, a distance of 30.87 feet to a mag nail found at the Northwest corner of the herein described tract;

THENCE N 82°45'43" E, a distance of 28.02 feet to a mag nail found at the Northeast corner of herein described tract;

THENCE S 12°02'33" E, a distance of 25.87 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set on the aforementioned Northerly right-of-way of North Shore Drive, being the Southeast corner hereof;

THENCE S 74°25'30" W, along the Northerly right-of-way line of North Shore Drive, a distance of 33.85 feet to the **POINT OF BEGINNING** and containing a calculated area of 0.02 acre (867 square feet) of land.

Survey Prepared for: City of Clear Lake Shores

Notes:

1.) This property lies in Zone A-13, (BFE-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 485461 0001C, 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.

December 12, 2018

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



P.O. Box 248, League City, Texas 77574
281-554-7739 409-765-8030 Fax: 281-554-8928
Firm No.: 10040100

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°25'30" W	16.15'
L2	N 12°02'33" W	25.87'
L3	S 86°22'04" E	18.22'
L4	S 36°29'18" E	0.52'
L5	N 66°28'49" E	2.27'
L6	S 01°05'25" E	20.30'

WOOD
PIER
(10/7/15)

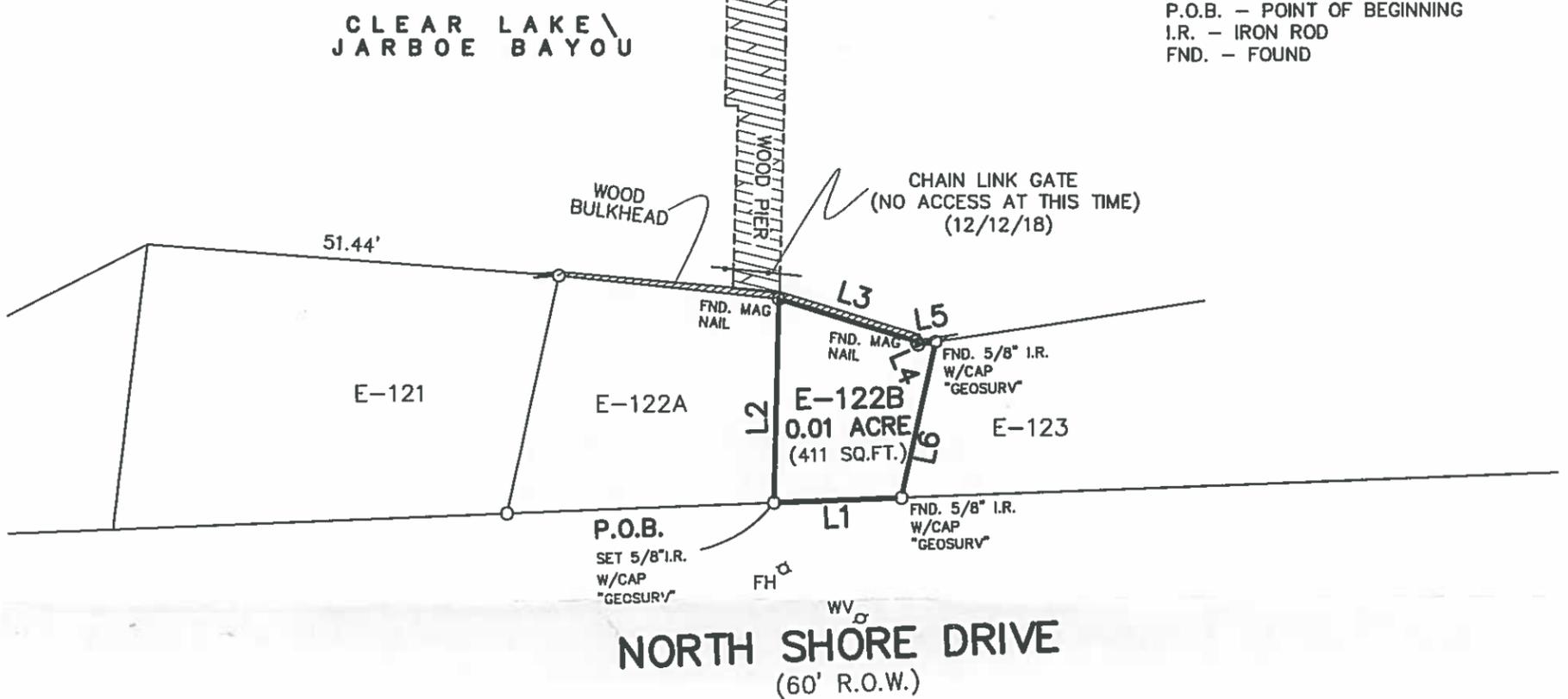


SCALE: 1"=20'

LEGEND

- FH - FIRE HYDRANT
- WV - WATER VALVE
- P.O.B. - POINT OF BEGINNING
- I.R. - IRON ROD
- FND. - FOUND

CLEAR LAKE
JARBOE BAYOU



**WATERFRONT LEASE PLOT
E-122B
CITY OF CLEAR LAKE SHORES
GALVESTON COUNTY, TEXAS**

Survey Prepared for: City of Clear Lake Shores

Notes:

1.) This property lies in Zone A-13, (BFE-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 485461 0001C, 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.

All of **WATERFRONT LEASE PLOT** designated as **E-122**, according to the **LEASE PLOTS OF CLEAR LAKE SHORES**, a survey prepared by J. G. Strickland, RPS 864, dated July 6, 1963, filed for record in the Office of the City Secretary of the City of Clear Lake Shores, Galveston County, Texas, and now in common and accepted use, said **PLOT E-122B** being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set on the Northerly right-of-way line of North Shore Drive, a 60 foot wide public roadway, said point being the common corner of Plots E-122A and E-122B and the Southwest corner of the herein described tract;

THENCE N 12°02'33" W, along aforesaid Plots E-122A and E-122B, a distance of 25.87 feet to a mag nail found at the Northwest corner of the herein described tract;

THENCE S 86°22'04" E, a distance of 18.22 feet to a mag nail found at an angle point hereof;

THENCE S 36°29'18" E, a distance of 0.52 feet to a mag nail found at an angle point hereof;

THENCE N 66°28'49" E, a distance of 2.27 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" found at the Northeast corner of the herein described tract;

THENCE S 01°05'25" E, a distance of 20.30 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" found on the aforementioned Northerly right-of-way of North Shore Drive, being the Southeast corner hereof;

THENCE S 74°25'30" W, along the Northerly right-of-way line of North Shore Drive, a distance of 16.15 feet to the **POINT OF BEGINNING** and containing a calculated area of 0.01 acre (411 square feet) of land.

December 12, 2018

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.



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