CAPTION:

Request to approve sale of 2736 Yale Street, Pasadena, Texas to Guadalupe Hernandez, for the amount of Twenty-seven Thousand One Hundred dollars and no cents ($27,100.00).

RECOMMENDATIONS & JUSTIFICATION: Staff solicited offers to purchase this surplus property from the City. The only bid received was from Guadalupe Hernandez. This offer exceeds the minimum price required in Request For Offer 13-021.

Staff Recommends acceptance of offer from Guadalupe Hernandez.

COUNCIL ACTION

Robin S. Green, Jr. DATE 06/11/2013
REQUESING PARTY (TYPED)

FIRST READING: COTE

FINAL READING: MOOTION

PURCHASING DEPARTMENT

APPROVED:

CONTROLLER CERTIFICATION

SECOND

CITY ATTORNEY

DATE

DEFERRED: ____________________

MAYOR
ORDINANCE NO. 2013-087

An Ordinance approving the sale of 2736 Yale Street, Pasadena, Texas to Guadalupe Hernandez for the amount of Twenty-seven Thousand One Hundred and No/100 ($27,100.00) Dollars.

WHEREAS, the City has solicited offers to purchase this piece of surplus property not necessary for public use from the City; and

WHEREAS, the only bid received was from Guadalupe Hernandez; and

WHEREAS, this offer exceeds the appraisal and minimum price required in Request for Offer 13-021; and

WHEREAS, the sale property at 2736 Yale Street is not needed for any municipal purpose other than its sale to third parties; and

WHEREAS, it is in the best interest of the City of Pasadena and its citizens to sell said property in the manner described herein; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PASADENA:

SECTION 1. That the City Council hereby finds and adopts the preamble to this Ordinance.

SECTION 2. That the City Council of the City of Pasadena, Texas hereby authorizes the sale of 2736 Yale Street, Pasadena, Texas as described by Exhibit “A”, attached hereto and incorporated herein for all purposes, to Guadalupe Hernandez in the amount of Twenty-seven Thousand One Hundred and No/100 ($27,100.00) Dollars.
SECTION 3. That the Mayor or his authorized representative is authorized to execute the Deed Without Warranty attached as Exhibit "1" and all other documents necessary to effectuate the purposes of this ordinance.

SECTION 4. That the City Council officially determines that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further confirms such written notice and the contents and posting thereof.

(SIGNATURE AND APPROVAL - NEXT PAGE)
PASSED ON FIRST READING by the City Council of the City of Pasadena, Texas in regular meeting in the City Hall this the 25th day of June, A.D., 2013.
APPROVED this the 25th day of June, A.D., 2013.

JOHNNY ISBELL
MAYOR
OF THE CITY OF PASADENA, TEXAS

ATTEST:

LINDA RORICK
CITY SECRETARY
CITY OF PASADENA, TEXAS

APPROVED:

LEE CLARK
CITY ATTORNEY
CITY OF PASADENA, TEXAS

PASSED ON SECOND AND FINAL READING by the City Council of the City of Pasadena, Texas in regular meeting in the City Hall this the 2nd day of July, A.D., 2013.
APPROVED this the 2nd day of July, A.D., 2013.

JOHNNY ISBELL
MAYOR
OF THE CITY OF PASADENA, TEXAS

ATTEST:

LINDA RORICK
CITY SECRETARY
CITY OF PASADENA, TEXAS

APPROVED:

LEE CLARK
CITY ATTORNEY
CITY OF PASADENA, TEXAS
City of Pasadena

Purchasing Department
1211 Southmore, Suite 201
Pasadena, Texas 77502
713-475-5532
FAX: 713-472-0144

SUBMIT TO:
CITY OF PASADENA
CITY SECRETARY'S OFFICE
1211 SOUTHMORE, SUITE 115
PASADENA, TX 77502

Request For Offer (RFO)

MAILING DATE: May 20, 2013
TITLE: Sale of Lot at 2736 Yale & Preston
NUMBER: 13-021
CLOSING DATE & TIME: Monday, Jun 10, 2013 4:00pm

NAME OF PARTNERSHIP, CORPORATION OR INDIVIDUAL: Guadalupe Hernandez

MAILING ADDRESS: 310 Burke
CITY-STATE-ZIP: Pasadena, TX
PH: (832) 350-5302

TAXPAYER IDENTIFICATION NUMBER:
NO OFFER: If not submitting an Offer, state reason below and return one copy of this form
EMAIL: luooperating! @gmail.com
WEB ADDRESS:

TOTAL OFFER AMOUNT: $27,100.00
Offers are firm for Acceptance for 90 days
Yes [ ] No [ ] Other [ ]

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting an Offer for the same property, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this offer and certify that I am authorized to sign this offer for the Offeror.

AUTHORIZED SIGNATURE: [Signature]
DATE: 01/31/2013
PRINTED NAME/TITLE: Guadalupe Hernandez

Please initial by all that apply. I acknowledge receipt of the following addendum
Addendum #1 [ ] Addendum #2 [ ] Addendum #3 [ ] Addendum #4 [ ]

Please note the following:

- This page must be completed and returned with your offer
- Offers must be submitted in a sealed envelope, marked with offer number & closing date.
- Offers received after the above closing date and time will not be accepted.
NOTICE TO OFFERORS
BID NO. 13-021

The City of Pasadena, Texas intends to sell and invites you to submit a sealed offer for:

Sale of approximately 6,510 square foot tract of Land located at 2736 Yale Street, Pasadena, Texas.

Sealed bids in duplicate will be received by the City of Pasadena, Texas on or before 4:00pm Monday, June 10, 2013 in the Office of the City Secretary, 1211 Southmore Ave., Room 115, Pasadena, Texas 77502. Bids will be publicly opened and read on Tuesday, June 11, 2013 at the 10:00am City Council meeting.

Invitation for Offers documents may be obtained via the Internet by contacting DemandStar.com or from the City of Pasadena Purchasing Department web page at www.ci.pasadena.tx.us. If you do not have Internet access, you may obtain the documents by calling DemandStar by Onvia at (800) 711-1712 and request document number # 13-021 or contact the Purchasing Office at 1211 Southmore, Pasadena, Texas, 77502, (713) 475-5532.

RFOs may be either mailed or hand delivered to the City Secretary’s Office, 1211 Southmore, Room 115, Pasadena, TX 77502. Any RFO’s received after the above stated time will be returned to the offeror unopened.

The City Council reserves the right to waive any informalities or minor irregularities; reject any and all offers which are incomplete, conditional, obscure, or which contain additions not allowed for; accept or reject any offers in whole or in part with or without cause; and accept the offer which best serves the City.

CAUTION: It is the Offeror’s responsibility to ensure that offers are received in the City Secretary’s Office prior to the date and time specified above. Receipt of an offer in any other City office does not satisfy this requirement.

Published in the Pasadena Citizen & City Website

Publish: May 19, 2013 & May 26, 2013
Attachment A
CITY OF PASADENA

Sealed Offer Number 13-021
TO PURCHASE REAL PROPERTY

6,510 square foot lot at southwest corner of Preston Road and Yale Street

The undersigned Offeror agrees, if the City awards the purchase to the undersigned Offeror within one hundred twenty (120) calendar days after the date the offers are opened by the City, to purchase the Property in compliance with the terms, conditions, and procedures set forth in this Request for Offers.

Amount of Offer: Purchase Price: $27,100.00

The instrument of conveyance should name the following Grantee(s):

Offeror: Guadalupe Hernandez
Name: Guadalupe Hernandez
Street: S16 Barke
City: Pasadena, TX
Telephone: (832) 350-5302
Signature: __________________________
Signer's Name & Title: Guadalupe Hernandez

CERTIFICATE OF CORPORATE OFFEROR
To be completed by Corporate Official other than the person signing offer above.

I, certify that I am ____________________________ (OFFICIAL TITLE) of the Corporation named as Offeror herein; that ____________________________ who signed this offer on behalf of the Offeror, was then ____________________________ of the said Corporation: that said offer was duly signed for and on behalf of said Corporation by authority of its governing body is within the scope of its corporate Powers.

N/A
(SEAL) ____________________________
Signature of Certifying Corporate Offeror
Date ____________________________
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.

DEED WITHOUT WARRANTY

Date: _________________, 2013

Grantor: City of Pasadena, Texas a Home Rule Municipal Corporation

Grantor’s Mailing Address (including county): P O Box 672
Pasadena, Texas 77501
Harris County, Texas

Grantee: Guadalupe Hernandez

Grantee’s Mailing Address (including county): 516 Burke Rd.
Pasadena, Texas 77506
Harris County, Texas

Consideration: Ten and No/100 ($10.00) and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): All that certain lot, tract or parcel of land being Lot 10, Block No. 5 of the Fieldcrest Addition to the City of Pasadena as recorded in Volume 77, Page 65, of the Harris County Map Records in Harris County, Texas, and being all of Lot No. 10 deeded from Jack Easterwood to Wayne Smith dated October 31, 1966, and recorded in Volume 6571, Page 141 of the Harris County Deed Records in Harris County, Texas.

The Surface Estate in and to all that certain tract or parcel of land lying and being in the County of HARRIS State of TEXAS being more particularly described in Exhibit “A”, attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements whether of record or not, and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described Property.

EXHIBIT "1"
2. The Property is conveyed in its “as is” condition existing on the date of this conveyance.

3. Grantor reserves and excepts for itself, its successors and assigns, and its predecessors in title in accordance with their respective interest of record, all oil, gas and other minerals on, in and under the above-described Property.

Ad valorem taxes and special assessments, if any, against the Property herein conveyed shall be the responsibility of Grantee, and Grantee assumes and agrees to pay it.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance, conveys to Grantee the Property without express or implied warranty, and all warranties that might arise by common law or by statute are excluded.

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

IN WITNESS WHEREOF, Grantor has executed this deed this 5th day of July, 2013, but EFFECTIVE as of the 2nd day of July, 2013.

CITY OF PASADENA, TEXAS

By: JOHNNY ISBELL
Mayor of the City of Pasadena

THE STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on the 5th day of July, 2013 by JOHNNY ISBELL, Mayor of the City of Pasadena, Texas a Home Rule Municipal Corporation, on behalf of said municipal corporation.

Amanda F. Mueller
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires: 11/17/15
AFTER RECORDING RETURN TO:

City of Pasadena
Legal Department
P. O. Box 672
Pasadena, Texas 77501
1. The location of the subject tract on the FEMA flood insurance rate map, Community Panel No. 48075T-0910-L, effective date of June 18, 2007, indicates that the subject tract is within (unshaded) Zone "A", an area determined to be outside the 0.2% annual chance floodplain. This statement is based on scaling the location of $10 survey on the above reference map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.

2. Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83. All coordinates hereon were calculated using horizontal surface distances.

3. This survey was performed without the benefit of a title report and therefore easements and other instruments may exist that are not shown hereon. No further research of the Harris County deed records was performed by Civil Concepts, Inc. regarding these easements.

**LEGEND**

- R.O.W: Right-of-Way
- B.L: Building Line
- U.E: Utility Easement
- A.E: Aerial Easement
- D.E: Drainage Easement
- P.A.E: Private Access Easement
- P.U.E: Private Utility Easement
- I.R: Iron Rod
- F.N.C: Fence
- W.O: Wood
- C.L.F: Chain Link Fence
- C.N.C: Concrete Sidewalk
- O.P: Off Property
- O.P: On Property

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**NAMES:**

- DAVID C. NEWELL, Registered Professional Land Surveyor, do hereby certify that this plat correctly represents a survey made on the ground under my supervision and correctly represents the facts found at the time of this survey.

**PURCHASER:** N/A

**ADDRESS:** PRESTON ROAD, PASADENA, TEXAS

**LEGAL DESCRIPTION:**

Lot 10, Block 5, Fieldcrest Addition, recorded in Volume 77, Page 65, of the deed records of Harris County, Texas

**DATE:** 07-10-10

**SCALE:** 1" = 20'

**SURVEYING & MAPPING**

Civil Concepts, Inc.

3425 Federal Street
Houston, Texas 77004

Phone: 713.542.7678

EXHIBIT "A"