



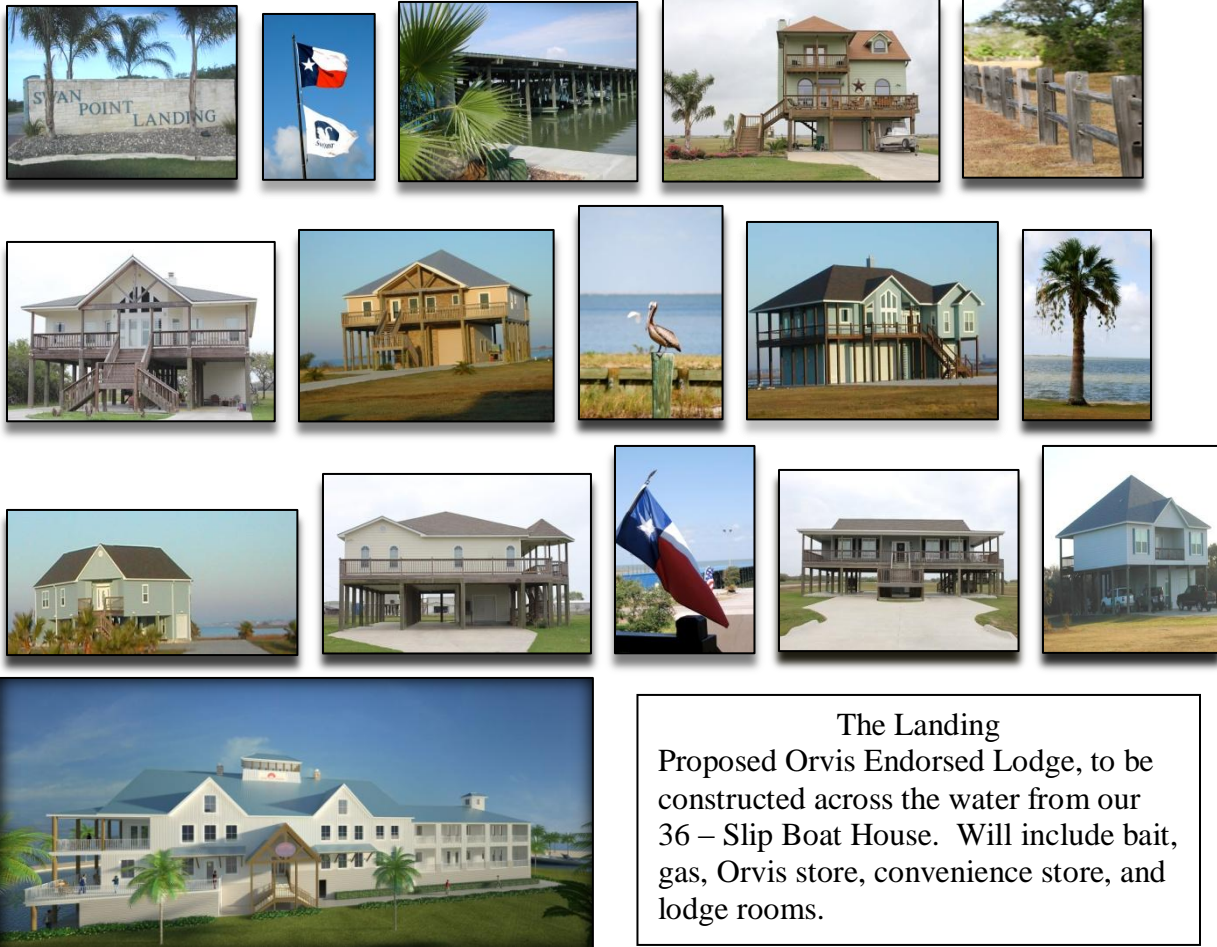
Swan Point Landing Located on Beautiful San Antonio Bay

Available Home Site Information:

- Presently, ~~45~~ 14 lots are available:
 - Block (1)
 - Lot 16 – 1 acre, end of cul-de-sac, great bay view, \$59,900
 - Lot 17 – 1.03 acre, on cul-de-sac, excellent bay view, \$59,900
 - Lot 18 – 1.02 acre, on cul-de-sac, excellent lot, limited bay view, \$59,900
 - Lot 19 – 1.21 acre, on cul-de-sac, good lot w/some trees, largest lot left, \$59,900
 - Lot 20 – 1.15 acre, beautiful stand of trees, limited bay view, \$59,900
 - Lot 21 – 1.06 acre, good view of bay, \$59,900
 - Lot 22 – 0.94 acre, good view of bay, \$59,900
 - Lot 23 – 0.94 acre, good view of bay, \$59,900
 - Block (4)
 - Lot 24 – 0.95 acre, waterfront on lake, limited view of bay, \$69,900
 - Lot 25 – 0.95 acre, waterfront on lake, limited view of bay, \$69,900
 - Lot 26 – 0.96 acre, waterfront on lake, limited view of bay, \$69,900
 - ~~Lot 27 – 0.98 acre, water view of lake & bay, nice stand of trees, Sold~~
 - Lot 34 – 0.77 acre, corner lot, unobstructed view of lake, \$69,900
 - Lot 36 – 0.77 acre, on cul-de-sac, unobstructed view of lake, \$69,900
 - Lot 37 – 0.77 acre, end of cul-de-sac, unobstructed view of lake, \$69,900
- All utilities underground. City of Seadrift Water. Wireless Internet available. Satellite TV available. Must have aerobic septic system.
- 36-unit Covered Wet Boat Slip Marina with electric lifts and storage lockers, property owners have preferred rental or purchase reservations.
- Gated access to property.
- Building Requirements:
 - 1,800 Square Feet Minimum, Height restriction of 45', Single story home must be 75% masonry (i.e. brick, hardi-plank, stucco), 2-Story home must be 50% Masonry, No out-buildings built before main residence completed, windstorm Certification required, Must install an aerobic septic system. Exterior of residence must be completed 6 months after Construction begins, must meet all other rules &

regulations stated in Deed Restrictions, Annual Home Owners Association Dues (\$870 for 2011).

Views of Swan Point Landing:



The Landing
Proposed Orvis Endorsed Lodge, to be constructed across the water from our 36 – Slip Boat House. Will include bait, gas, Orvis store, convenience store, and lodge rooms.

General Area Information:

- City of Seadrift only few miles from Swan Point Landing
Grocery Store, Service Stations, Car Wash, Meat Market (100% Black Angus beef), Churches, Laundromat, Gift Shops, Restaurants, Bank, Hardware Store, Public Library
- City of Port Lavaca (18 minutes from Seadrift) Super Wal-Mart, HEB, Ace Hardware, Furniture stores, Auto Dealerships

- **City of Victoria (35 minutes from Seadrift) All major retail and home improvement stores.**
- **Public Safety & Health**
Seadrift Volunteer Fire Department, Seadrift EMS (first responders only), Calhoun County Sheriff's Department, Calhoun County Volunteer Fire Department, Calhoun County EMS (All located in Port Lavaca), Very good doctors and Medical Center (hospital) in Port Lavaca, as well as other doctors and 2 hospitals in Victoria 35 minutes from Seadrift, Air Life available. US Coast Guard Station in Port O'Connor.
- **Airport in Port Lavaca, plus 2 landing strips in area. Larger airport in Victoria. Helicopter Pad in Port O'Connor.**
- **Wonderful Outdoor Activities.**

Visit Swan Point Landing Rockport, an
Authorized ORVIS Dealer and ORVIS Endorsed Outfitter!



Largest Selection of Saltwater Fly Tying Materials & Flies in Texas!!!

Guest Speaker or Video every Friday Night from 6:15 to 7:30 PM.

Complimentary Food & Drinks.

2 Blocks South of H.E.B., directly behind Burger King

361.729.7926

If you would like to receive our weekly email/newsletter detailing our Friday night seminar or video, just send your email address to: h.loep@swanpointlanding.net

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