



## FALCON POINT RANCH

### **Development Information**

- Year lodge constructed - 2005
- The Ranch – approx. 6,000 acres
- The Bay Club – approx. 75 acres
- The Lodge – approx. 20,000 square feet
- 108 total homesites. 61 waterfront and 47 waterview lots.
- Waterfront and waterview homesites are approximately 1/2 acre.
- In accordance with Deed Restrictions the minimum size of a home at Bay Club is 1,400 sq ft.
- The developers estimate the initial Home owner and lodge membership fees to be approximately \$200 a month.
- Current tax rate for Calhoun County is \$0.5210: Calhoun County ISD \$1.4176
- 7 full time Ranch and Lodge employees

### **Location**

- Seadrift is on San Antonio Bay, and along the Texas Coastal Bend. It is located in Calhoun County, near Victoria, Port O'Connor, and Rockport.
- Distance from Austin – 2 1/2 hours – 155 miles
- Distance from Houston – 2 1/2 hours – 160 miles
- Distance from San Antonio – 2 1/2 hours – 150 miles

### **Amenities**

- The Ranch and Lodge include the following:
  - Guided Fishing
  - Relaxing
  - Guided Hunting
  - Day trips to Aransas Wildlife Refuge
  - Sunrise/Sunset Deer Blind
  - Spa Services
  - Ranch Tours
  - Airboat Tours
  - Conference Room Facilities
  - Fishing from the Lodge pier
  - Lodge and Cigar Bar
  - Birding Tours
  - Skeet Range
  - Kayaking
  - Guided Hiking Tours
  - Poolside Fun
  - Bay Boat Tours
- Deep in the heart of our 6,000-acre ranch is approximately 2,000 acres is a dedicated wildlife preserve that is home to Falcon Point Ranch's private, exotic game preserve that's home to Scimitarhorned, Oryx, African Eland, Blackbuck Antelope, Axis and Fallow Deer and several species of ram. In addition, Falcon Point Ranch is on the migratory pattern for many species of birds like the Alpmado Falcon, sand hill crane, heron, owl, pelican, rosetta spoonbills to name just a few, not to mention the majestic Whooping Crane.



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### **The Lodge Suites**

- 2 King Lodge Suites
  - King size bed
  - Jacuzzi bath and standup shower
  - Desk sitting area
  - Mini-refrigerator
  - Bay views
  - Patio overlooking the Bay with rockers
  - Dish Satellite
- 10 Queen Lodge Suites
  - Two queen size beds
  - Bath and standup shower
  - Desk sitting area
  - Mini-refrigerator
  - Bay views
  - Porches looking out to Bay
  - Patio overlooking the Bay with rockers
  - Dish Satellite

### **Utilities and Services**

- Electric: Victoria Electric
- Gas: Propane tanks by Independent Propane
- Cable: Dish Satellite
- Telephone: Verizon

### **Schools**

- Seadrift Independent School District – Grades 1 to 8
- Port Lavaca Independent School District - Grades 9 through 12

### **Developer Information**

- Developers for Falcon Point Ranch are Sea Drift Ranch Partners, Ltd. The General Partner, Duncan/Ball Development, LLC is managed by Bill Ball and Art Duncan. Both Bill and Art have proven oil and gas, real estate development and construction backgrounds. Past projects include Escondido at Horseshoe Bay, Spanish Oaks in Austin, Marina Club at Key Allegro in Rockport, the 150 acre Expo Business Park in Austin and the Brown building lofts in downtown Austin, which was the first downtown conversion project and first “green building” award winner in Austin. Bill and Art have always been ahead of the curve when it comes to building timeless communities.
- The hands-on approach of our development team, ensures you will find Bill or Art on the property each week. The Developer vision is pretty simple, create a world-class Texas Coast, resort-style community, by making the environment a top priority and ensuring a legacy for future generations.