



Protecting Clients. Conserving the Land.

The Lots at Shearwater

Port Aransas Private Marina

14,872 Sq.Ft.

Nueces County, Texas



Tammy King, Broker

Office 432-426-2024

Cell 432-386-3622

Tammy@KingLandWater.com

King Land & Water LLC

600 N. State Street, Fort Davis, TX 79734

www.KingLandWater.com

The Lots at Shearwater

2.5 Lots, 14,872 Sq.Ft.

Private Marina-Front Row

Port Aransas, Texas

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Location

The Lots at Shearwater, located on the coveted front row of the Port Aransas Private Marina, is some of the best coastal property in Texas. This is a rare opportunity to own two and a half lots on the Corpus Christi Ship Channel which have been family owned for generations by the Negley Family of South Texas. A marina canal lines the back of the property, offering easy boat access to the bay. The lot has an unobstructed view of St Joe, an undeveloped island across the Ship Channel which offers a backdrop of natural habitat behind the fascinating coming and going of boats, ships, birds, fish, and dolphins. The Port Aransas Private Marina is a gated community near the University of Texas Marine Science Institute off Channel View Drive in Old Town Port Aransas, Texas.

Lot Size

14,872 Sq/Ft- Will divide property into two lots and sell individually with acceptable Price.

Description

Shearwater was a house built in the old Port A vernacular by the Negley Family in the 60's that was recently removed after damage from Harvey. The home was used by family members for three generations, who enjoyed the unique location as a launch point for fishing, swimming, boating, duck hunting, birding, and just cruising the adjacent waters at sunset. The property is 100 feet deep and 132 feet wide creating a broad platform for future development of a new extraordinary home with multiple boat lifts, ample parking, landscaping, pool, and uninterrupted views of the mesmerizing waters. The property faces north, which allows for a cool shaded front porch in the afternoon and evening, putting you in tune with the dynamic coastal environment.

Utilities

Underground electricity, water and sewer. Property is part of The Port Aransas Private Marina, which is governed by the Port Aransas Marina Association, with access to the front beach and Clines Point for parties and enjoyment.

Price

Contact for Pricing

Contact

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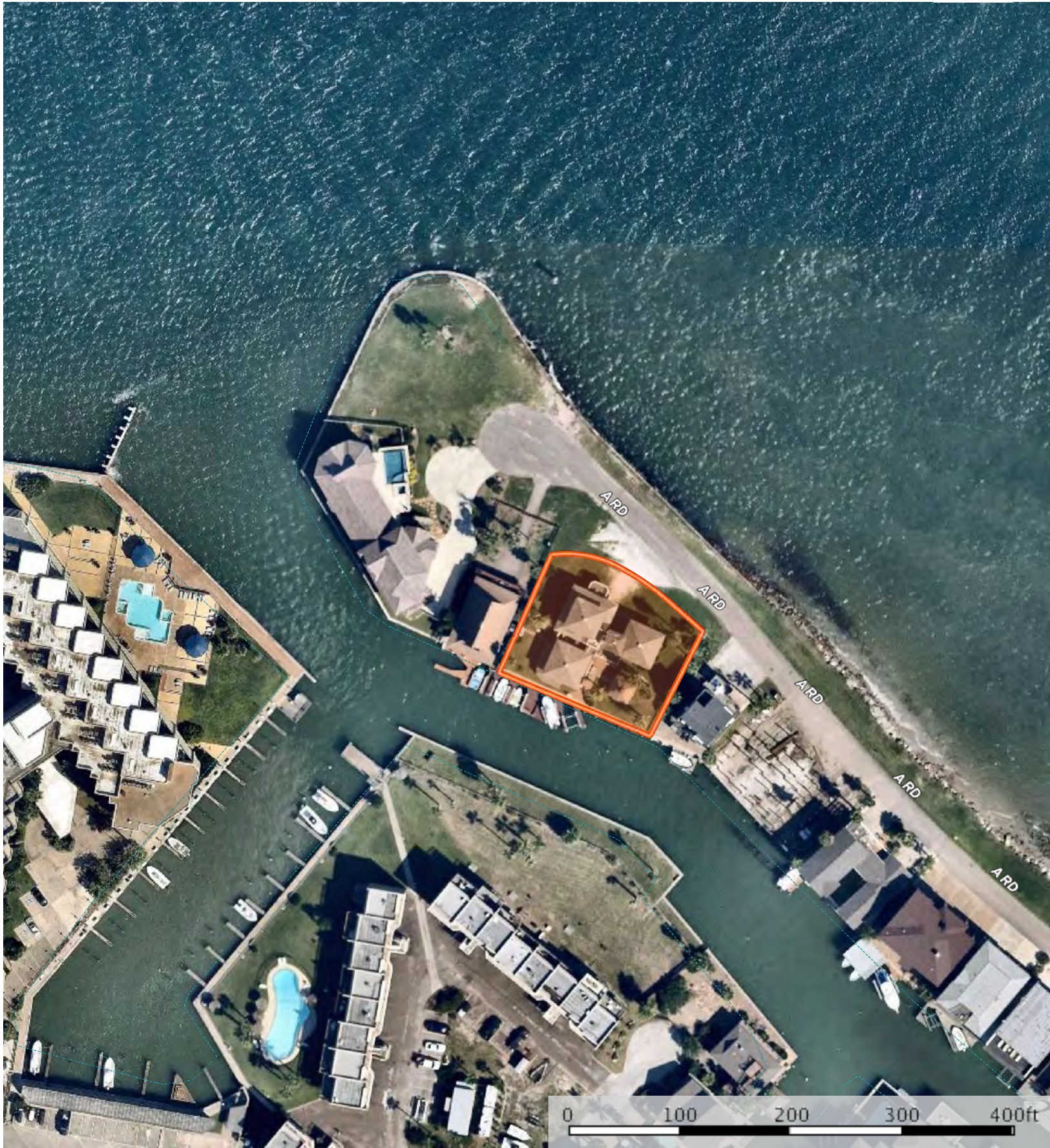
Disclaimer

This Lot offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



Lots at Shearwater
Nueces County, Texas, AC +/-





 Boundary

 Stream, Intermittent

 River/Creek

 Water Body

Lots at Shearwater
Nueces County, Texas, AC +/-



 Boundary  Stream, Intermittent  River/Creek  Water Body

LEGAL DESCRIPTION

PLAT SHOWING SURVEY AND IMPROVEMENTS ON 0.341 ACRES OF LAND AND BEING COMPRISED OF A PORTION OF LOT 4, ALL OF LOT 5, AND A PORTION OF LOT 6, PORT ARANSAS MARINA, NUECES COUNTY, TEXAS, RECORDED IN VOLUME 24, PAGE 27, MAP RECORDS OF NUECES COUNTY, TEXAS.

Revised September 4, 2008
Scale: 1" = 10' July 30, 2008

CURRENT PARTY

Prepared For: William Negley
Paisano Partners
210-829-7224

COPYRIGHT NOTICE

This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with original transaction which shall take place within six [6] months from the date of this survey.

Copyright July 30, 2008

FLOOD DATA

This is to certify that I have consulted the Federal Flood Hazard Map Dated 9-30-1992, and found that the property described herein is X [or] is not located in a "Special Flood Hazard Area." Zone AE
Base Elevation 8.0'
Panel No. 0004F
Community No. 485498

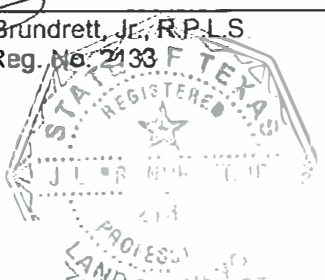
This information is based on scaling the location of this survey on the referenced F.E.M.A. map. This information is intended to be used to determine insurance rates only and not to identify specific flooding conditions.

NOTES

1. Plat bearing used for directional control unless otherwise shown.
2. This survey in violation of "Copyright Laws" if not accompanied by original seal and signature.
3. The recorded plat does not mathematically close.
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership of title evidence. Surveyor did not review exceptions in schedule "B" of the title commitment to determine whether they do or do not affect subject property.

SURVEYOR CERTIFICATION

I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat correctly shows a survey on the ground of the foregoing property and that there are no visible easements, encroachments or protrusions (except as shown hereon.)

J. L. Brundrett, Jr.
J. L. Brundrett, Jr., R.P.L.S.
Reg. No. 2133


FIRM NAME & ADDRESS

Griffith & Brundrett

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
☎: 361-729-6479
☎: 361-729-7933
✉: jerryb@gbsurveyor.com
✉: www.gbsurveyor.com
FILE NAME: 080730DT4

NOTE:

- 1) THE LOCATION OF UNDERGROUND WATER LINES AND SEWER FACILITIES ON THE SUBJECT PROPERTY ARE NOT KNOWN AND COULD NOT BE PLOTTED.
- 2) SET BACK RESTRICTIONS SHOWN ON SUBJECT PROPERTY ARE CITY OF PORT ARANSAS RESTRICTIONS.
- 3) SUBDIVISION SET BACK RESTRICTIONS ARE NOT KNOWN BY SURVEYOR AND COULD NOT BE PLOTTED.

LOT 3

WEST 15' OF LOT 4
CF#1996025720, O.P.R.N.C.T.

LOT 4

LOT 5

1/2 LOT 6

REMAINDER OF
E. 1/2 LOT 6
CF#673323
VOL. 2166, PGS.91-94
D.R.N.C.T.

0.341 ACRE, 14,872 SQUARE FEET TOTAL

CF#987361, O.P.R.N.C.T.

2 STORY FRAME RESIDENCE
ON TALL WOOD PILINGS
312 PRIVATE ROAD "A"

1 STORY FRAME RESIDENCE
ON TALL WOOD PILINGS

1 STORY FRAME RESIDENCE
ON TALL WOOD PILINGS

27.8'

Concrete

Upstairs Covered Wood Porch

3/4" Level Wood Porch

15.5'

Concrete

Water Valve

24.2'

3.5'

12.2'

Concrete

Upstairs Covered Wood Porch

27.8'

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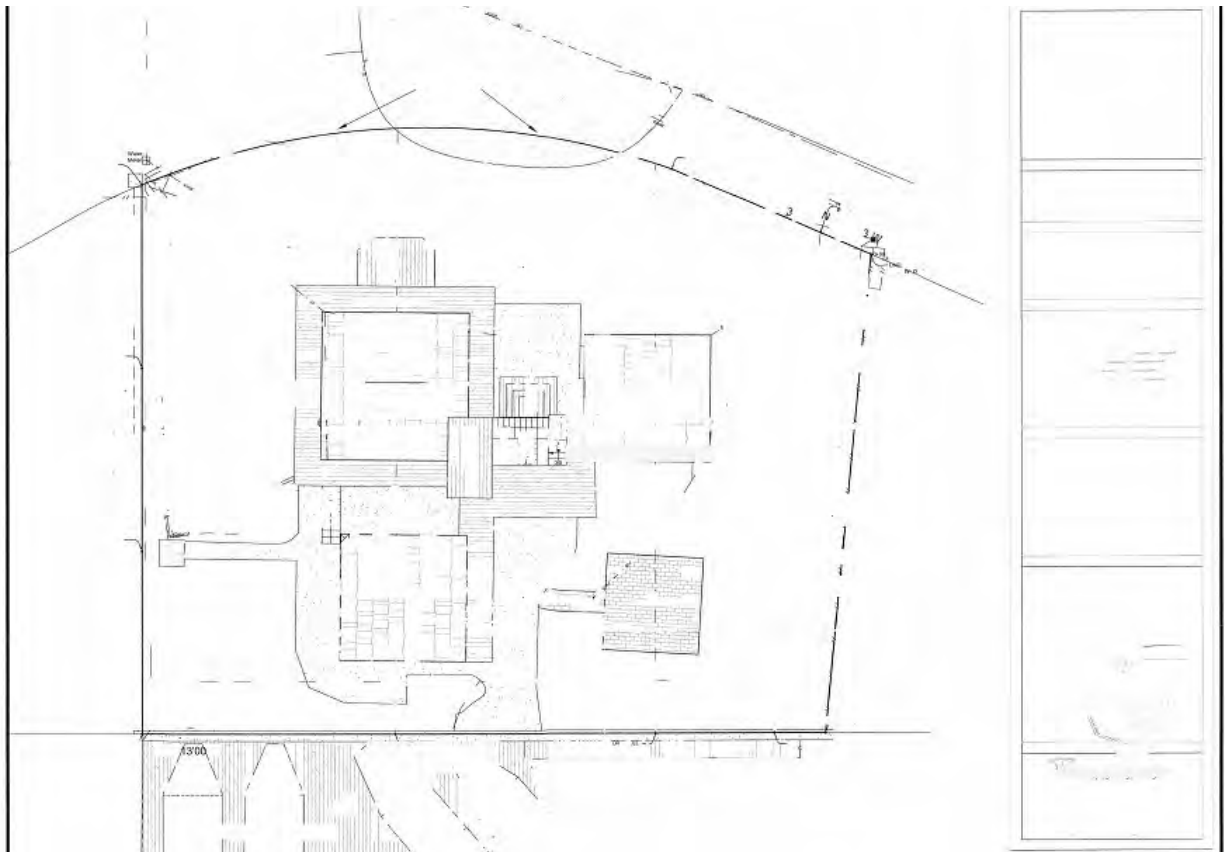














Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

King Land & Water LLC	576133	office@kinglandwater.com	(432)426-2024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tammy King	531506	Tammy@kinglandwater.com	(432)426-2024
Designated Broker of Firm	License No.	Email	Phone
Tammy King	531506	tammy@kinglandwater.com	(432)386-3622
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	333585	James@KingLandWater.com	(432)386-2821
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date