

July 18, 1985

PAGE NO. 20322

FILE NO. 142655
County Clerk, Aransas County, Texas

RATIFICATION AND ADOPTION OF RESTRICTIONS

THE STATE OF TEXAS : PROTECTIVE RESTRICTIONS AND COVENANTS
: AND LANDOWNERS' AGREEMENT PERTAINING
: TO NEWLY CREATED LOTS LOCATED IN
: ROCKPORT COUNTRY CLUB ESTATES UNITS
COUNTY OF ARANSAS : I AND II

Rockport Country Club, Inc., a Texas corporation, hereinafter called "Developer", is the owner of the surface estate in and to the following described property situated in Aransas County, Texas, to-wit:

Lots No. THIRTY-FOUR (34), THIRTY-FIVE (35), and TWENTY-EIGHT-A (28A), Block No. SIX (6), ROCKPORT COUNTRY CLUB ESTATES, Unit No. ONE (1), Aransas County, Texas, according to the replat of Lot No. 17, Block No. 6, Unit No. 1, recorded in Volume 4, page 60, Plat Records, Aransas County, Texas.

lots No. TWO (2), THREE (3), FOUR (4), FIVE (5), and SIX-A (6A), Block No. EIGHT (8), ROCKPORT COUNTRY CLUB ESTATES, Unit No. ONE (1), Aransas County, Texas, according to the replat thereof in Volume 4, Page 60, Plat Records, Aransas County, Texas.

Lots No. TWO (2), THREE (3), FOUR (4), and FIVE (5), Block No. FOURTEEN (14), ROCKPORT COUNTRY CLUB ESTATES, Unit No. ONE (1), Aransas County, Texas, according to the replat thereof recorded in Volume 4, Page 61, Plat Records, Aransas County, Texas.

Lot No. FOUR (4), Block No. FIFTEEN (15), ROCKPORT COUNTRY CLUB ESTATES, Unit No. ONE (1), Aransas County, Texas, according to the replat of Lot No. 2, Block No. 15, Unit No. 1, recorded in Volume 4, Page 63, Plat Records, Aransas County, Texas.

Lot No. SEVEN (7), Block No. SEVENTEEN (17), ROCKPORT COUNTRY CLUB ESTATES, Unit No. TWO (2), Aransas County, Texas, according to the replat thereof recorded in Volume 4, Page 64, Plat Records, Aransas County, Texas.

Lot No. TWO (2), Block No. TWENTY-FOUR (24), ROCKPORT COUNTRY CLUB ESTATES, Unit No. TWO (2), Aransas County, Texas, according to the replat thereof recorded in Volume 4, Page 65, Plat Records, Aransas County, Texas.

lots No. TWO (2), THREE (3), and FOUR (4), Block No. TWENTY-NINE (29), ROCKPORT COUNTRY CLUB ESTATES, Unit No. TWO (2), Aransas County, Texas, according to the replat thereof recorded in Volume 4, Page 62, Plat Records, Aransas County, Texas.

SAVE AND EXCEPT THEREFROM, all of the oil, gas and other minerals, together with rights appurtenant thereto, the entire mineral estate having been reserved unto predecessors in title, and SUBJECT TO the following:

Subdivision Plat recorded in Volume 4, Page 31, Plat Records, Aransas County, Texas, and easements shown thereon.

Restrictions, covenants and conditions governing the above property recorded in Volume 313, Page 199 et seq., Deed Records, Aransas County, Texas.

Airport Zoning Ordinance and Map of record in Commissioners' Court Minutes, Volume 13, pages 243-5, and any easements created thereby.

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Zoning Ordinances and Building Codes of the City of Rockport, Aransas County, Texas.

Master Flood Hazard Prevention Ordinance for City of Rockport, being Ordinance No. 418, dated April 25, 1977, recorded in Volume 225, page 89, Deed Records, Aransas County, Texas.

WHEREAS, on the 23rd day of March, 1982, Developer previously dedicated Protective Restrictions and Covenants and Landowners' Agreement for Rockport Country Club Estates Unit I, which restrictions are of record in Volume 290, pages 1-9 of the Deed Records of Aransas County, Texas, which records are referred to and incorporated herein as though fully set out herein; and

WHEREAS, Developer enacted Protective Restrictions and Covenants and Landowners' Agreement with regard to Rockport Country Club Estates Unit II, which restrictions are of record in Volume 254, page 150; Volume 202, page 271; Volume 313, page 199; amended restrictions in Volume 324, page 124; and refiled in Volume 327, page 422; and in Volume 331, page 296, all in the Deed Records of Aransas County, Texas, which records are referred to and incorporated herein as though fully set out herein; and

WHEREAS, Developer has purchased and developed the above described lots which were in the fairways and easements of Units I and II; and

WHEREAS, Developer is desirous of having a uniform plan for the improvement and sale of said lots which will not be in conflict with the present Protective Restrictions and Covenants and Landowners' Agreements for Units I and II;

WHEREFORE, premises considered, Developer hereby establishes, adopts, ratifies and confirms the restrictions, conditions and use limitations of those portions of the Protective Restrictions and Covenants and Landowners' Agreements of Rockport Country Club Estates Units I and II applicable to single-family fairway lots. Those of the seventeen (17) lots described hereinabove located in Unit I shall be subject to the same covenants and restrictions as other fairway lots in Unit I; and those lots hereinabove described and located in Unit II shall be subject to the same restrictions, covenants and landowners' agreements as those lots located in Unit II and subject to present Unit II restrictions, etc.

EXECUTED this 18th day of July, 1985.

ROCKPORT COUNTRY CLUB, INC.

By: G. Hasslocher
G. Hasslocher, President

STATE OF TEXAS

COUNTY OF ARANSAS BEKAR

BEFORE ME, the undersigned authority, on this day personally appeared G. Hasslocher, President of Rockport Country Club, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for

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the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19th day of July, 1985.



Sharon C. Harrison
Notary Public in and for
The State of Texas
My commission expires: 12-15-86
Printed name: Sharon C. Harrison

State of Texas
County of Aransas

I hereby certify that this instrument was filed on 7-31-85
at 9:30 A.M. and was duly recorded in the Real Property Records of
Aransas County, Texas, under file No. 142655 on 8-1-85



Val Jean Eaton
VAL JEAN EATON
COUNTY CLERK
ARANSAS COUNTY, TEXAS