

WHEREAS, 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 Unit II applicable to single-family fairway lots. Those of the four (4) lots hereinabove described and located in Unit II shall be subject to the same restrictions, covenants 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 Unit II;

WHEREAS, Developer has purchased and developed the above described lots which were in the fairways and easements of Unit II; 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 282, page 271; Volume 313, page 199; amended restrictions in Volume 324, page 124; and Deed Records of Aransas County, Texas, which records are referred to and incorporated herein as though fully set out herein; and

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.

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

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

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

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

TO the following: Lots No. TWO (2), THREE (3), FOUR (4), and FIVE (5), Block No. SEVENTEEN (17), ROCKPORT COUNTRY CLUB ESTATES, Unit No. TWO (2), Aransas County, Texas, according to the replat of Lots No. TWO (2), THREE (3), FOUR (4), and FIVE (5), Block No. SEVENTEEN (17), Unit No. TWO (2), recorded in Volume 4, page 49, 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:

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. TWO (2), THREE (3), FOUR (4), and FIVE (5), Block No. SEVENTEEN (17), ROCKPORT COUNTRY CLUB ESTATES, Unit No. TWO (2), Aransas County, Texas, according to the replat of Lots No. TWO (2), THREE (3), FOUR (4), and FIVE (5), Block No. SEVENTEEN (17), Unit No. TWO (2), recorded in Volume 4, page 49, Plat Records, Aransas County, Texas.

RATIFICATION AND ADOPTION OF RESTRICTIONS

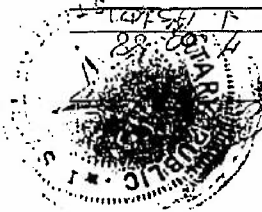
FILE NO. 22157
COUNTY CLERK, Aransas County, Texas
IMAGE NO. 143190

VAL JEAN EATON
COUNTY CLERK
ARANSAS COUNTY, TEXAS



8-22-85
County of Arkansas)
State of Texas)
I hereby certify that this instrument was filed on 8-22-85
at 12:52 P.M. and was duly recorded in the Real Property Records of
Arkansas County, Texas, under File No. 143190, on 8-23-85

Notary Public in and for
The State of Texas
My commission expires: August 28, 1988
Printed name: Wendell A. Hester



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21st day of August, 1985.

BEFORE ME, the undersigned authority, on this day personally appeared G. Hassloch, 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 the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

STATE OF TEXAS
COUNTY OF ARANSAS

By: G. Hassloch
G. Hassloch, President

ROCKPORT COUNTRY CLUB, INC.

EXECUTED this 21st day of August, 1985.

Landowners' agreements as those lots located in Unit II and subject to present Unit II restrictions, etc.

IMAGE NO. 22165

FILE NO. 143190
County Clerk, Arkansas County, Texas

143190