



Ranches of Clear Creek Dues

Ranches of Clear Creek annual dues pay for care and maintenance of all common areas totaling more than 85 acres, a full time ranch manager to oversee this year round, taxes for all common areas and liability insurance on all common areas such as the arena and trails. Owners enjoy use of all common areas as well as their own property. Common areas include two private, stocked lakes, year-round spring-fed Clear Creek, more than five miles of riding and walking trails and a private equestrian center with a covered riding arena, turnout pastures, riding lessons and organized equestrian events

Excerpts from the Ranches of Clear Creek community web site:

Lifestyle

Steeped in history and rich in natural beauty, Ranches of Clear Creek is a gated community of 44 distinctive country estates carved from 977 acres of rolling hills and gentle pasturelands.

Each homestead is oriented to take advantage of rolling meadows lush with wildflowers, dense woodlands, wandering creeks, inspiring vistas and the tranquil solitude of the environment.

While individual properties range from 13.6 to 46.16 acres, and are designed to heighten privacy, residents share ownership of more than 85 acres of additional open space. Residences enjoy access to common areas including two private, stocked lakes, year-round spring-fed Clear Creek, more than five miles of riding and walking trails and a private equestrian center with a covered riding arena, turnout pastures, riding lessons and organized equestrian events.

A wildlife management plan developed in collaboration with Texas Parks & Wildlife as a form of agricultural tax exemption will protect the many white-tailed deer, quail, doves, ducks, hawks and other species indigenous to this area of Texas.

Deed restrictions and design guidelines will help ensure a balance between the architectural integrity of the ranch and harmony with the landscape.

While those who choose Ranches of Clear Creek will treasure quiet times together, the equestrian center serves as a gathering place where residents can socialize with friends and neighbors, linger over lunch at a sun-drenched picnic table or wait for the stars to brighten a velvet sky, deep in the heart of Texas

History

Just a stone's throw from Groce's Ferry, where the Texas Army spent two anxious weeks a mere 150 years ago, Ranches of Clear Creek gazes respectfully at the past while looking confidently toward the future.

Texas history is as fascinating as it is inspiring. While life in Ranches of Clear Creek will be shaped by those who live there, the land is historic — as close to the origins of the Lone Star state as one can imagine.

After the fall of the Alamo on March 6, 1836, General Sam Houston and his small, ill-equipped army retreated, with General Antonio Lopez de Santa Anna and the Mexican army in hot pursuit, to San Felipe on the Brazos River, capital of Stephen F. Austin's Brazos Colony.

Houston ordered the capital burned and left two of his captains to guard the river crossings at San Felipe and Fort Bend, then marched his troops upriver to camp at Groce's Ferry. New recruits and Houston's efforts to drill and train his inexperienced army were aided by plantation owner Leonard Waller Groce, who generously offered his Bernardo Plantation as an army hospital and supplied the army with shelter and provisions, even melting his lead pipes for bullets. It was here that the Texas army received the Twin Sisters, two small cannons instrumental in defeating the Mexican army at San Jacinto.

Leonard Groce was the son of Jared Ellison Groce, the wealthiest settler in Stephen F. Austin's colony. In 1822, he cultivated what may have been the first cotton crop in the Austin colony. Leonard Groce, in fact, brought the first cotton gin to Texas and produced the first bales of cotton in the state. Jared Groce built Bernardo Plantation, and later, Groce's Retreat, where the Texas Declaration of Independence was drafted before ratification at Washington-on-the-Brazos. From March 18-21, 1836, Groce's Retreat served as the temporary capital of the Republic of Texas.

Meanwhile, Santa Anna and the Mexican army arrived in San Felipe to find it in ashes and all boats removed to prevent a river crossing. Instead of pursuing the Texian army, only 15 miles away at Groce's Ferry, Santa Anna set out to capture Texas' newly elected officials, who managed to elude him at Harrisburg and Galveston.

Commandeering the steamboat Yellow Stone at Groce's Ferry to transport his men across the Brazos River, Houston began marching eastward, camping four or five miles from Hempstead at Donoho Plantation on April 14 and 15, then moving on to San Jacinto, where, on April 21, he and his troops heroically defeated the Mexican army. Although the fate of the Yellow Stone remains a mystery, Sam Houston said, "Had it not been for its service, the enemy could never have been overtaken..." and it "enabled me to cross the Brazos and save Texas."

Source: *The Handbook of Texas*



A Word from the Developer

Welcome to Ranches of Clear Creek! Although we will endeavor to describe the beauty of this property and the amenities, there is nothing quite like experiencing Ranches of Clear Creek in person, and we hope you will visit soon.

A high-quality ranch development requires three elements: a prime location, a beautiful site and a developer with the financial resources to follow through on promises made to residents. Midway Ranch Properties has all three, and more.

Location

Five miles south of Hempstead, Texas, on FM 1887, Ranches of Clear Creek is only 50 miles from downtown Houston.

Site

Forty-four home sites are carved from 977 acres of rolling hills and gentle pasturelands. Clear Creek, a year-round spring-fed creek, runs north/south through the property. Mature trees, many several hundred years old; cover over 65% of the acreage. We have taken every step possible to utilize and protect the natural setting of this property while providing ideal home sites.

Developer

Midway Ranch Properties is a wholly owned subsidiary of Midway and we have been developing commercial and residential projects throughout Texas for more than 44 years.

We have taken great efforts to add amenities beneficial to all of our owners, yet remain true to the natural beauty of this land.

- Over three miles of roads leading to every property site. Although the roads were constructed to county specifications, we obtained approval from Waller County to top the road with post oak gravel — small, attractive rust-colored gravel that minimizes dust, but is ideal for horse traffic in a country setting.
- A private, decorative, electronically controlled, gated entry leading into the property, accessible only to residents and their invited guests.
- A four-board, black painted fence to mark the property lines along FM 1887.
- Two lakes stocked with fish, both easily accessible from the interior roads and available to all property owners.
- A park located along Clear Creek for the use of all owners and their guests, complete with an equestrian obstacle course.
- A 26,000 square foot covered riding arena within the equestrian center. The equestrian center anchors more than five miles of riding trails, including paths along and across Clear Creek and the parks. At the equestrian center, we have installed multiple turnout pastures and a equine trails course. The equestrian center is for the exclusive use of our residents and their guests. At this center, there is a second entrance for the general public, with on-site staff to control access.

In addition to the amenities of Ranches of Clear Creek, residents will benefit from several other aspects of the development:

- Wildlife management. We worked with Texas Parks & Wildlife and Waller County to establish a wildlife management program for all of the ranch properties within the development. We have taken steps to preserve the abundant wildlife, as well as their habitat, by establishing this form of agriculture tax exemption. Assisted by Texas Parks & Wildlife biologists, we hope to educate residents about the many varieties of trees, plants and animals that comprise Ranches of Clear Creek.
- Texas Ranch Manager, Inc. (TRM) serves as the Ranches of Clear Creek's on-site ranch caretaker. Every country property owner needs an extra hand from time to time. We have addressed that need by coordinating with TRM – an experienced group in traditional country and ranch management. They have knowledge and experience in the care of livestock and a working relationship with trades found in the vicinity of rural properties, to assist our owners. TRM is responsible for maintaining more than 85 acres of commonly owned property.

Deed restrictions. Carefully written deed restrictions are intended to protect property values while fairly accommodating residents seeking a casual country lifestyle.

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