

Ranches of Clear Creek

Gated Equestrian Community in Waller County



Developer/History

Facts & Excerpts from Midway Development Website

Midway Ranch Properties, a subsidiary of Midway developed the Ranches of Clear Creek project. This project is complete at this time. Midway has been developing commercial and residential projects in Texas for over 45 years. Ranches of Clear Creek is a development of almost 1000 acres of rolling, open pastureland. Originally, the project consisted of 44 tracts from 13± acres to 46± acres. Infrastructure for the RCC project included county approved rust colored gravel roads engineered to minimize dust and appeal to horse passage. Two private electronic gated entrances lead into the property and are accessible by residents or their invited guests. The Equestrian center includes additional gated entry for the general public with staff to control access. Fencing throughout the community includes black four-board wooden fence pleasing for aesthetics and horse owners. The original developers worked with Texas Parks & Wildlife, along with Waller County to establish a wildlife management program for all of the ranches within the development. This action allows for all of the tracts to qualify for wildlife exemption. Sensibly written deed restrictions and building guidelines are intended to protect property values while fairly accommodating residents seeking a casual country lifestyle deep in the heart of Texas.



Annual Dues

Each lot pays \$3000± per year for the following amenities and services:

- Maintenance of all common areas (over 85 acres)
- Maintenance of over three miles of gravel roads

- Taxes for all common areas
- Liability insurance for all common areas (ie. Arena, trails, etc.)

Common Areas include:

- Two private stocked lakes
- Annual spring-fed Clear Creek/park
- Over five miles of riding and walking trails
- The 26,000 Sq. Ft. Equestrian Center which includes the riding arena, turnout pastures and events

Contact Listing Agents, Paul & Katy Wunderlich with Capitol Ranch Real Estate for showing details & directions:

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