

U Title No. 193376 / km



Brazos County, Texas

**Seventeenth Amendment  
To  
Declaration of Covenants, Conditions, and Restrictions  
For The Traditions**

**AFTER RECORDING, RETURN TO:**

West, Webb, Allbritton & Gentry, P.C.  
Attn: Michael H. Gentry  
1515 Emerald Plaza  
College Station, Texas 77845

Traditions CCR 17th Amendment

**SEVENTENTH AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE TRADITIONS**

THIS SEVENTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 17<sup>th</sup> day of April, 2020, by BRYAN/TRADITIONS, LP, a Texas limited partnership ("Declarant").

**WITNESSETH:**

WHEREAS, Declarant recorded a Declaration of Covenants, Conditions, and Restrictions For The Traditions on March 3, 2004, in the Official Records of Brazos County, Texas, at Volume 5901, Page 1; and on July 12, 2006, Declarant recorded a First Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions, in the Official Records of Brazos County, Texas, at Volume 7444, Page 49 ("First Amendment"); and on May 12, 2008, Declarant recorded a Second Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Second Amendment"), in the Official Records of Brazos County, Texas, at Volume 8586, Page 52; and on May 3, 2012, Declarant recorded a Third Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions, in the Official Records of Brazos County, Texas, at Volume 10681, Page 73 and then on October 23, 2012, a restated Third Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Third Amendment"), in the Official Records of Brazos County, Texas, at Volume 10973, Page 109; on February 5, 2013, Declarant recorded a Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Fourth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11151, Page 39; on April 29, 2013, Declarant recorded a Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Fifth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11312, Page 280, as corrected by Correction Affidavit dated June 3, 2013 and recorded at Volume 11382, Page 180 in the Official Records of Brazos County, Texas; on August 29, 2013, Declarant recorded a Sixth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Sixth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11601, Page 219; on February 27, 2015, Declarant recorded a Seventh Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Seventh Amendment"), in the Official Records of Brazos County, Texas, at Volume 12547, Page 281; and on March 24, 2015, Declarant recorded an Eighth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions in the Official Records of Brazos County, Texas, at Volume 12600, Page 290, as corrected by Correction Eighth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions recorded in the Official Records of Brazos County, Texas at Volume 12642, Page 20 ("Eighth Amendment"); on April 29, 2015, Declarant recorded a Ninth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Ninth Amendment"), in the Official Records of Brazos County, Texas, at Volume 12651, Page 252; on October 13, 2015, Declarant recorded a Tenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Tenth Amendment"), in the Official Records of Brazos County, Texas, at Volume 13013, Page 130; on February 10, 2016, Declarant recorded a Eleventh Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Eleventh Amendment"), in the Official Records of Brazos County, Texas, at Volume 13175, Page 293; on July 26, 2016, Declarant recorded a Twelfth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Twelfth Amendment"), in the Official Records of Brazos County, Texas, at Volume 13508, Page 255; on July 3, 2017, Declarant recorded a Thirteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Thirteenth Amendment"), in the Official Records of Brazos County, Texas, at Volume 14120, Page 153; on June 4, 2018, Declarant recorded a Fourteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions

(“Fourteenth Amendment”), in the Official Records of Brazos County, Texas, at Volume 14707, Page 189; on August 28, 2019, Declarant recorded a Fifteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions (“Fifteenth Amendment”); and on September 13, 2019, Declarant recorded a Sixteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions (“Sixteenth Amendment”), in the Official Records of Brazos County, Texas, at Volume 15577, Page 218, Instrument No. 1372757 (collectively, as amended now or in the future, the “Declaration”), such Declaration further identified in Management Certificate of the Traditions Homeowners Association, Inc., in the Official Records of Brazos County, Texas, at Volume 9318, Page 101 and at Volume 11382, Page 180;

**WHEREAS**, all capitalized terms used herein that are not otherwise defined shall have the meaning given those words in the Declaration;

**WHEREAS**, the Declaration identifies and defines the Initial Property and the Additional Property;

**WHEREAS**, Declarant is the owner of certain real property, more particularly described on Exhibit A attached hereto and made a part hereof (the “Omitted Property”);

**WHEREAS**, the Omitted Property is defined as Additional Property under the terms of the Declaration;

**WHEREAS**, Section 2.02(a) of the Declaration authorizes the Declarant to amend the Declaration for the purposes of terminating the option to submit the Additional Property, or any portion thereof, to the Property; and

**WHEREAS**, Declarant desires to amend the Declaration for the purpose of terminating the option to add the Omitted Property to the Property.

**NOW, THEREFORE**, Declarant hereby amends the Declaration as set forth below.

1. **Definition of Additional Property.** The Additional Property, as defined in the Declaration, and on Exhibit “B” to the Declaration is amended so that the Omitted Property is removed from such definition.
2. **Release of Option.** The Declarant hereby terminates the option to submit the Omitted Property to the Property such that the Omitted Property shall not be subject to the option described in Section 2.02 of the Declaration.
3. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

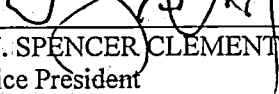
[Signature Page Follows]

IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 17<sup>th</sup> day of April, 2020.

**DECLARANT:**

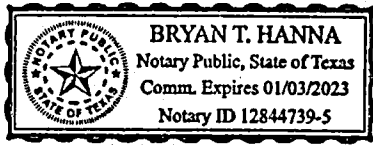
BRYAN/TRADITIONS, LP, a Texas limited partnership


By: TRADITIONS ACQUISITION PARTNERSHIP GP, LLC, a Texas limited liability company, its General Partner

By:   
W. SPENCER CLEMENTS, JR.,  
Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before me on the 17<sup>th</sup> day of April, 2020, by W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the general partner of BRYAN/TRADITIONS, LP, a Texas limited partnership, acting for and on behalf of said limited partnership.



  
NOTARY PUBLIC, State of Texas

After Recording Return To:

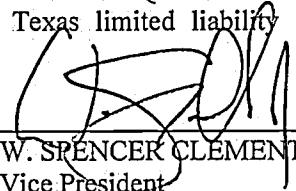
West, Webb, Allbritton & Gentry, P.C.  
Attn: Michael H. Gentry  
1515 Emerald Plaza  
College Station, Texas 77845

Consent of Owner

Pursuant to Section 2.02 of the Declaration, Declarant does hereby consent to and approve the termination of the option to add the Omitted Property to the Property.

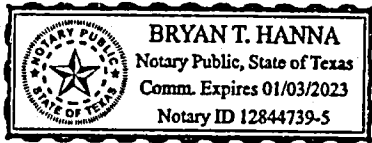
BRYAN/TRADITIONS, LP, a Texas limited partnership


By: TRADITIONS ACQUISITION PARTNERSHIP GP, LLC, a Texas limited liability company, its General Partner

By:   
W. SPENCER CLEMENTS, JR.,  
Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

This instrument was acknowledged before me on the 17<sup>th</sup> day of April, 2020, by W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the general partner of BRYAN/TRADITIONS, LP, a Texas limited partnership, acting for and on behalf of said limited partnership.



  
NOTARY PUBLIC, State of Texas

## EXHIBIT A

## Omitted Property

## Tract 1

**METES AND BOUNDS DESCRIPTION  
OF A  
10.115 ACRE TRACT  
JOHN H. JONES SURVEY, A-26  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN H. JONES SURVEY, ABSTRACT NO. 26, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND (Y:10201796.04, X:3339931.54) MARKING THE EAST CORNER OF A CALLED 3.00 ACRE TRACT OF LAND AS DESCRIBED AS TRACT TWO BY A DEED TO WP 47 DEVELOPMENT, LTD. RECORDED IN VOLUME 4561, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JIM WELCH, JR. AND WIFE, SYLVIA WELCH RECORDED IN VOLUME 289, PAGE 35 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (Y:10207269.05, X:3541253.11) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010131 (CALCULATED USING GEOID 12B);

THENCE: N 45° 26' 52" W ALONG THE NORTHEAST LINE OF SAID 3.00 ACRE TRACT FOR A DISTANCE OF 267.98 FEET (DEED CALL: N 42° 52' 00" W - 268.40 FEET, 4561/39) (DEED CALL BEARING: N 45° 21' 21" W, 4023/91) TO A 30 INCH POST OAK TREE FOUND IN FENCE;

THENCE: N 32° 50' 08" W CONTINUING ALONG THE NORTHEAST LINE OF SAID 3.00 ACRE TRACT FOR A DISTANCE OF 91.56 FEET (DEED CALL: N 30° 30' 00" W - 88.70 FEET, 4561/39) (DEED CALL: N 33° 44' 06" W - 90.95 FEET, 4023/91) TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'JONES & CARTER CORNER' FOUND MARKING THE NORTH CORNER OF SAID 3.00 ACRE TRACT. FOR REFERENCE, A 6 INCH FENCE CORNER POST FOUND BEARS: S 15° 14' 35" W FOR A DISTANCE OF 2.37 FEET;

THENCE: S 42° 55' 33" W ALONG THE NORTHWEST LINE OF SAID 3.00 ACRE TRACT FOR A DISTANCE OF 120.72 FEET (DEED CALL BEARING: S 45° 07' 00" W, 4561/39) (DEED CALL BEARING: S 42° 56' 28" W, 4023/91) TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET;

THENCE: N 48° 08' 12" W THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 102.34 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF LOT 2, BLOCK 1, THE TRADITIONS SUBDIVISION PHASE 23 AS SHOWN ON THE PLAT RECORDED IN VOLUME 11293, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE EAST CORNER OF BIOMEDICAL WAY (63° R.O.W. - 11293/184);

THENCE: N 41° 51' 48" E ALONG THE SOUTHEAST LINE OF SAID LOT 2 FOR A DISTANCE OF 217.00 FEET (PLAT CALL AND MEASURED, 11293/184) TO A POINT. FOR REFERENCE, A CHAIN LINK FENCE POST FOUND BEARS: N 61° 15' 11" W FOR A DISTANCE OF 0.35 FEET;

THENCE: S 48° 08' 12" E CONTINUING ALONG THE SOUTHEAST LINE OF SAID LOT 2 FOR A DISTANCE OF 104.00 FEET (PLAT CALL AND MEASURED, 11293/184) TO A POINT IN A CHAIN LINK FENCE POST;

THENCE: N 41° 51' 48" E CONTINUING ALONG THE SOUTHEAST LINE OF SAID LOT 2 FOR A DISTANCE OF 572.50 FEET (PLAT CALL AND MEASURED, 11293/184) TO A POINT ON THE SOUTHWEST LINE OF GREENWAY COMMON AREA 14R, THE TRADITIONS SUBDIVISION PHASE 23 AS SHOWN ON THE PLAT RECORDED IN VOLUME 15608, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID POINT

MARKING THE EAST CORNER OF SAID LOT 2. FOR REFERENCE, A CHAIN LINK FENCE CORNER POST FOUND BEARS: N 68° 56' 23" W FOR A DISTANCE OF 0.34 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF SAID COMMON AREA FOR THE FOLLOWING CALLS:

S 31° 16' 32" E FOR A DISTANCE OF 107.85 FEET (PLAT CALL AND MEASURED, 11293/184) TO A POINT. FOR REFERENCE, A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND BEARS: S 17° 24' 23" W FOR A DISTANCE OF 0.21 FEET;

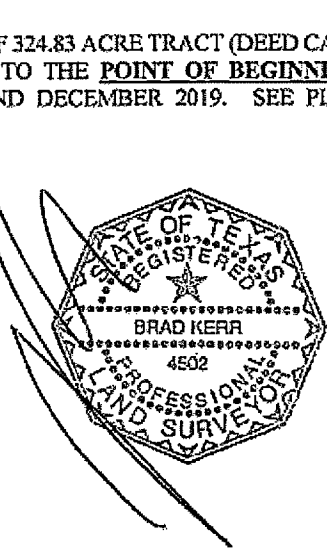
S 45° 51' 23" E FOR A DISTANCE OF 355.55 FEET (PLAT CALL AND MEASURED, 11293/184) TO A POINT. FOR REFERENCE, A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND BEARS: S 35° 14' 03" W FOR A DISTANCE OF 0.17 FEET;

S 18° 40' 17" E FOR A DISTANCE OF 109.33 FEET (PLAT CALL AND MEASURED, 11293/184) TO A POINT. FOR REFERENCE, A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND BEARS: S 15° 20' 05" W FOR A DISTANCE OF 0.14 FEET;

S 27° 56' 20" E FOR A DISTANCE OF 98.88 FEET (PLAT CALL AND MEASURED, 11293/184) TO A POINT ON THE SOUTHEAST LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 4 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE WILLIAM F. MEADS, JR. AND LULA M. MEADS REVOCABLE LIVING TRUST RECORDED IN VOLUME 2845, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID POINT MARKING THE SOUTH CORNER OF SAID COMMON AREA. FOR REFERENCE, A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND BEARS: S 01° 33' 36" W FOR A DISTANCE OF 0.26 FEET;

THENCE: S 42° 55' 15" W ALONG THE SOUTHEAST LINE OF SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 585.40 FEET TO A POINT ON THE NORTHEAST LINE OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JIM G. WELCH, JR. RECORDED IN VOLUME 277, PAGE 203 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID POINT MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 324.83 ACRE TRACT AND THE WEST CORNER OF A CALLED 1.86 ACRE TRACT OF LAND AS DESCRIBED AS SECOND TRACT BY A DEED TO ROBERT LEE DOWLING AND WIFE, LEONA O. DOWLING RECORDED IN VOLUME 164, PAGE 426 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD WITH CAP STAMPED 'JONES & CARTER' FOUND BEARS: S 86° 21' 03" E FOR A DISTANCE OF 0.39 FEET;

THENCE: N 45° 26' 52" W ALONG THE SOUTH LINE OF SAID REMAINDER OF 324.83 ACRE TRACT (DEED CALL BEARING: N 45° 21' 21" W, 4023/91) FOR A DISTANCE OF 279.40 FEET TO THE POINT OF BEGINNING CONTAINING 10.115 ACRES OF LAND AS SURVEYED ON THE GROUND DECEMBER 2019. SEE PLAT PREPARED JANUARY 2020, FOR MORE DESCRIPTIVE INFORMATION.



BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4502

KERR SURVEYING, LLC | 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
979-268-3195 | BRAD@KERRSURVEYING.NET | TBPELS FIRM# 10018500

Tract 2

**METES AND BOUNDS DESCRIPTION  
OF A  
5.831 ACRE TRACT  
JOHN H. JONES SURVEY, A-26  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN H. JONES SURVEY, ABSTRACT NO. 26, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 2.81 ACRE DRILL SITE DESCRIBED AS TRACT 2 BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INC. RECORDED IN VOLUME 4023, PAGE 71 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET (Y:10201673.40, X:3539166.58) ON THE NORTHEAST LINE OF A CALLED 20.5424 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CAMWEST TRADITIONS, LP, RECORDED IN VOLUME 8555, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD FOUND MARKING WEST CORNER OF A CALLED 0.55 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CITY OF BRYAN RECORDED IN VOLUME 11256, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP STAMPED 'RPLS 2183' FOUND MARKING THE EAST CORNER OF SAID 20.5424 ACRE TRACT BEARS: S 47° 18' 53" E FOR A DISTANCE OF 83.29 FEET [COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (Y:10207269.05, X:3541253.11) AND AS ESTABLISHED BY GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010131 (CALCULATED USING GEOID 12B)];

**THENCE:** N 47° 18' 53" W ALONG THE NORTHEAST LINE OF SAID 20.5424 ACRE TRACT FOR A DISTANCE OF 476.77 FEET (DEED CALL AND MEASURED BEARING, 15698/200) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET (FOR REFERENCE, A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF LOT 1, BLOCK 2, THE TRADITIONS SUBDIVISION PHASE 24 AS SHOWN ON THE PLAT RECORDED IN VOLUME 15698, PAGE 200 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS BEARS: N 47° 18' 53" W FOR A DISTANCE OF 88.10 FEET);

**THENCE:** N 41° 51' 48" E THROUGH SAID 2.81 ACRE TRACT AND SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 423.03 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET;

**THENCE:** N 86° 51' 48" E CONTINUING THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTHWEST LINE OF BIOMEDICAL WAY (63' R.O.W. PER PLAT OF THE TRADITIONS SUBDIVISION, PHASE 23, 11293/184) (FOR REFERENCE, A 1/2 INCH IRON



ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE EAST CORNER OF SAID PHASE 24 BEARS: N 48° 08' 12" W FOR A DISTANCE OF 81.78 FEET);

THENCE: S 48° 08' 12" E ALONG THE SOUTHWEST LINE OF BIOMEDICAL WAY FOR A DISTANCE OF 479.00 FEET (PLAT CALL AND MEASURED BEARING, 11293/184) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF BIOMEDICAL WAY;

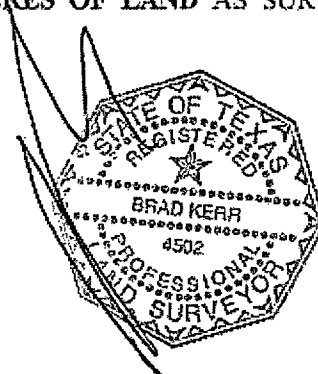
THENCE: N 41° 51' 48" E ACROSS THE END OF BIOMEDICAL WAY FOR A DISTANCE OF 63.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF LOT 2, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 23, ACCORDING TO THE PLAT RECORDED IN VOLUME 11293, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 08' 12" E THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 102.34 FEET TO THE NORTHWEST LINE OF A CALLED 3.00 ACRE TRACT OF LAND AS DESCRIBED AS TRACT TWO BY A DEED TO WP 47 DEVELOPMENT, LTD, RECORDED IN VOLUME 4561, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 55' 33" W ALONG THE SOUTHEAST LINE OF SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 320.47 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE EAST CORNER OF SAID 0.55 ACRE CITY OF BRYAN TRACT (FOR REFERENCE, AN 8 INCH TREATED FENCE CORNER POST FOUND MARKING THE SOUTH CORNER OF SAID 0.55 ACRE TRACT BEARS: S 42° 55' 33" W FOR A DISTANCE OF 199.98 FEET [DEED CALL: S 42° 59' 17" W - 200.00 FEET, 11256/87]);

THENCE: N 47° 00' 26" W ALONG THE NORTHEAST LINE OF SAID 0.55 ACRE TRACT FOR A DISTANCE OF 119.75 FEET (DEED CALL: N 47° 00' 43" W - 120.00 FEET, 11256/87) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE NORTH CORNER OF SAID 0.55 ACRE TRACT;

THENCE: S 42° 59' 34" W ALONG THE NORTHWEST LINE OF SAID 0.55 ACRE TRACT FOR A DISTANCE OF 199.85 FEET (DEED CALL: S 42° 59' 17" W - 200.65 FEET, 11256/87) TO THE POINT OF BEGINNING CONTAINING 5.831 ACRES OF LAND AS SURVEYED ON THE GROUND DECEMBER 2019.



BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4502  
DATE: 03-24-2020

KERR SURVEYING, LLC | 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
979-268-3195 | BRAD@KERRSURVEYING.NET | TBPELS FIRM# 10018500

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1390798  
Volume : 15987  
ERecordings - Real Property

Recorded On: April 20, 2020 11:12 AM

Number of Pages: 10

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**" Examined and Charged as Follows: "**

Total Recording: \$62.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

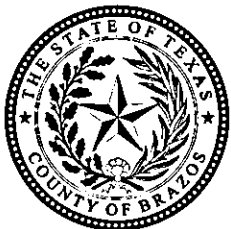
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1390798  
Receipt Number: 20200420000058  
Recorded Date/Time: April 20, 2020 11:12 AM  
User: Susie C  
Station: CCLERK01

**Record and Return To:**

eRecording Partners



STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX