



Brazos County, Texas

**Fifteenth 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

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

THIS FIFTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 28 day of August, 2019, by BRYAN/TRADITIONS, LP, a Texas limited partnership ("Declarant").

**W I T N E S S E T H:**

**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; and 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 (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 desires to amend the Declaration for the purpose of submitting a new tract of land to the Property and adding the Property to the Community, pursuant to Paragraph 2.02 of the Declaration, such new tract consisting of 8.075 acres in Brazos County, Texas as more particularly described by metes and bounds as set forth on Exhibit “A” attached hereto, such new tract being called herein the “Added Property”.

**WHEREAS**, Traditions Acquisition Partnership, L.P. is the owner and developer of the Added Property;

**WHEREAS**, Article XIII of the Declaration authorizes the Declarant to amend the Declaration for the purposes herein described; and

**WHEREAS**, Declarant desires to amend the Declaration for the purpose of submitting a new tract of land to the Property and adding the Added Property to the Community, pursuant to Paragraph 2.02 of the Declaration.

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

1. **Definition of Initial Property and Addition of Added Property to the Community.** The Initial Property, as defined in the Declaration, and on Exhibit “A” to the Declaration is amended so that the Added Property is included in the definition of “Initial Property”, and if not previously added to the Community, the Added Property is submitted to the Property and added to the Community.
2. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

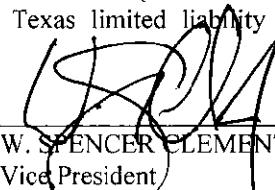
[Signature Page Follows]

IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 20 day of August, 2019.

**DECLARANT:**

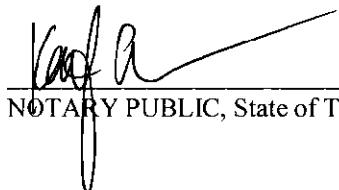
BRYAN/TRADITIONS, LP, a Texas limited partnership

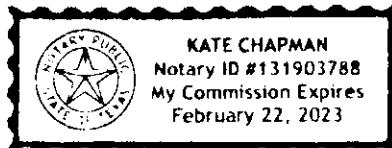
By: TRADITIONS ACQUISITION PARTNERSHIP GP, LLC, a Texas limited liability company, its General Partner

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

**STATE OF TEXAS** §  
§  
**COUNTY OF BRAZOS** §

This instrument was acknowledged before me on the 26 day of August, 2019, 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 this Amendment and the addition of the Added Property to the Property.

TRADITIONS ACQUISITION PARTNERSHIP, L.P., a Texas limited partnership

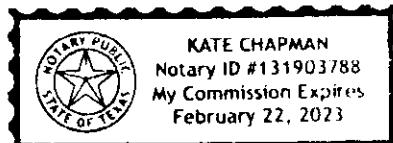
By: TRADITIONS ACQUISITION PARTNERSHIP GP, LLC, a Texas limited liability company, its General Partner 

By: W. SPENCER CLEMENTS, JR.  
Vice President

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

This instrument was acknowledged before me on the 28 day of August, 2019, by W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the general partner of TRADITIONS ACQUISITION PARTNERSHIP, L.P., a Texas limited partnership, acting for and on behalf of said limited partnership.

~~NOTARY PUBLIC~~ State of Texas



**EXHIBIT A**

**Added Property**

**METES AND BOUNDS DESCRIPTION  
OF A  
8.075 ACRE TRACT  
J. H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 36.092 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS ACQUISITION PARTNERSHIP, LP RECORDED IN VOLUME 12435, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

**BEGINNING AT A 1/2 INCH IRON ROD FOUND (Y:10205705.31, X:3536214.59) ON THE SOUTHWEST LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W.) MARKING THE NORTH CORNER OF SAID REMAINDER OF 36.092 ACRE TRACT AND THE EAST CORNER OF THE TRADITIONS SUBDIVISION, PHASE 10, ACCORDING TO THE PLAT RECORDED IN VOLUME 6838, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (Y:10207269.050, X:3541253.110) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOID12B);**

**THENCE: ALONG THE SOUTHWEST LINE OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:**

S 59° 04' 09" E FOR A DISTANCE OF 103.28 FEET, FOR REFERENCE A ½ INCH IRON ROD FOUND BENT BEARS; S 62° 52' 25" E FOR A DISTANCE OF 0.27 FEET;  
S 47° 57' 51" E FOR A DISTANCE OF 645.97 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502: FOUND;  
S 42° 04' 55" E FOR A DISTANCE OF 117.08 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;  
S 57° 57' 21" E FOR A DISTANCE OF 25.93 FEET TO THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND BEARS; S 57° 57' 21" E FOR A DISTANCE OF 43.22 FEET;

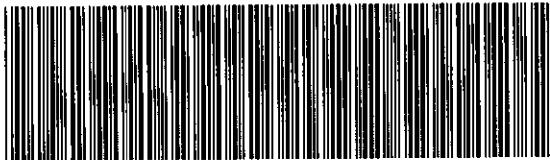
**THENCE: THROUGH SAID REMAINDER OF 36.092 ACRE TRACT FOR THE FOLLOWING CALLS:**

S 41° 39' 37" W FOR A DISTANCE OF 136.23 FEET; N 48° 20' 23" W FOR A DISTANCE OF 88.40 FEET; S 81° 52' 28" W FOR A DISTANCE OF 76.08 FEET; S 74° 44' 34" W FOR A DISTANCE OF 85.06 FEET; N 75° 07' 15" W FOR A DISTANCE OF 70.96 FEET;

S 81° 39' 58" W FOR A DISTANCE OF 70.62 FEET;  
N 80° 19' 58" W FOR A DISTANCE OF 162.23 FEET;  
N 51° 10' 48" W FOR A DISTANCE OF 176.37 FEET;  
S 79° 04' 45" W FOR A DISTANCE OF 106.28 FEET;  
N 57° 33' 03" W FOR A DISTANCE OF 35.34 FEET;  
N 36° 25' 01" W FOR A DISTANCE OF 84.19 FEET;  
N 89° 22' 26" W FOR A DISTANCE OF 126.58 FEET TO THE COMMON LINE OF SAID  
REMAINDER OF 36.092 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 10, FOR  
REFERENCE A  $\frac{1}{2}$  INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID PHASE  
10 BEARS: S 41° 07' 07" W FOR A DISTANCE OF 74.41 FEET;

**THENCE:** N 41° 07' 07" E ALONG THE COMMON LINE OF SAID REMAINDER OF 36.092 ACRE  
TRACT AND SAID PHASE 10 FOR A DISTANCE OF 595.59 FEET TO THE **POINT OF BEGINNING**  
CONTAINING 8.075 ACRES OF LAND AS SURVEYED ON THE GROUND JANUARY 2019. SEE  
PLAT PREPARED FEBRUARY 2019 FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502  
\JOBS\19-010\19-010.docx



\*VG-267-2019-1371423\*

Brazos County  
Karen McQueen  
County Clerk

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Instrument Number: 1371423

Volume : 15547

Real Property Recordings

Recorded On: August 29, 2019 04:25 PM

Number of Pages: 8

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" Examined and Charged as Follows: "

Total Recording: \$50.00

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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: 1371423

Receipt Number: 20190829000137

Recorded Date/Time: August 29, 2019 04:25 PM

User: Michele O

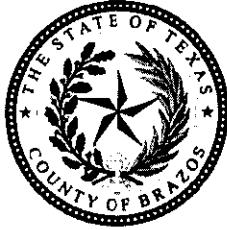
Station: CCLERK08

**Record and Return To:**

WEST WEBB, ALLBRITTON & GENTRY,P.C. Y

1515 Emerald Plaza

College station TX 77845



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