



Brazos County, Texas

**Eighteenth 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

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

THIS EIGHTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 28th day of December, 2020, 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; on August 28, 2019, Declarant recorded a Fifteenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions (“Fifteenth Amendment”), in the Official Records of Brazos County, Texas, at Volume 15547, Page 220, Instrument No. 1371423; 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; and on April 20, 2020, Declarant recorded a Seventeenth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions (“Seventeenth Amendment”), in the Official Records of Brazos County, Texas, at Volume 15987, Page 278, Instrument No. 1390798 (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 6.886 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, Declarant is the owner 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 28th day of December, 2020.

DECLARANT:

BRYAN/TRADITIONS, LP, a Texas limited partnership

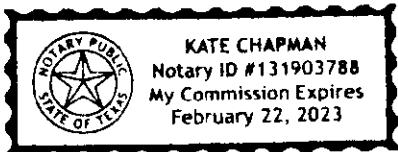
By: TRADITIONS ACQUISITION PARTNERSHIP GP,
LLC, a Texas limited liability company, its General
Partner John A. [Signature]

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

STATE OF TEXAS
COUNTY OF BRAZOS

This instrument was acknowledged before me on the 22 day of December, 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

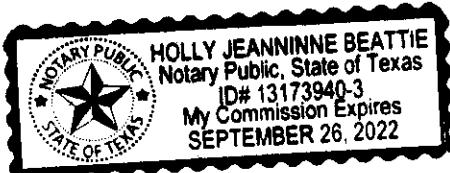
Consent and Subordination of First Financial Bank, N.A.

FIRST FINANCIAL BANK, N.A. joins herein solely for the purposes of subordinating its lien of record against the Added Property to the covenants, conditions, and restrictions contained in the Declaration and this Amendment; provided however, such subordination of FIRST FINANCIAL BANK, N.A.'s lien does not extend to any lien or charge authorized or imposed by this Declaration and this Amendment.

By: Austin W. Bryan
Name: Austin W. Bryan
Title: SVP

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 28th day of December,
2020, by Austin Bryan, SUP of FIRST FINANCIAL BANK, N.A.,
on behalf of said bank.



Holley Jeanine Beattie
NOTARY PUBLIC, State of Texas

EXHIBIT A

Added Property

**METES AND BOUNDS DESCRIPTION
OF A
6.886 ACRE TRACT
T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE T. J. WOOTEN SURVEY, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A REMAINING PORTION OF A CALLED 28.40 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 3976, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A REMAINING PORTION OF A CALLED 44.97 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 3978, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE WESTERLY LINE OF PERSIMMON RIDGE COURT (50' R.O.W.) MARKING THE SOUTH CORNER OF COMMON AREA NO. 3, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE VIII, ACCORDING TO THE PLAT RECORDED IN VOLUME 6382, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 49.99 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 UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001048122 [CALCULATED USING GEOID12B]);

THENCE: ALONG THE WESTERLY LINE OF PERSIMMON RIDGE COURT, SAME BEING AN EASTERLY LINE OF SAID REMAINDER OF 28.40 ACRE TRACT AND SAID REMAINDER OF 44.97 ACRE TRACT, FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $25^{\circ} 22' 12''$ FOR AN ARC DISTANCE OF **22.14 FEET (CHORD BEARS: S $07^{\circ} 38' 11''$ W - 21.96 FEET) TO A 5/8 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 474.95 FEET;**

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF **23° 20' 42"** FOR AN ARC DISTANCE OF **193.52 FEET** (CHORD BEARS: S **16° 43' 16" E - 192.18 FEET**) TO A 5/8 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE END OF SAID CURVE;

S 28° 23' 37" E FOR A DISTANCE OF **601.65 FEET** TO A 5/8 INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 399.96 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF **37° 07' 37"** FOR AN ARC DISTANCE OF **259.17 FEET** (CHORD BEARS: S **46° 57' 25" E- 254.66 FEET**) TO THE END OF SAID CURVE;

S 65° 31' 14" E FOR A DISTANCE OF **18.52 FEET** TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 188.48 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF **14° 54' 07"** FOR AN ARC DISTANCE OF **49.02 FEET** (CHORD BEARS: S **58° 04' 10" E - 48.88 FEET**) TO THE END OF SAID CURVE;

S 50° 37' 07" E FOR A DISTANCE OF **16.41 FEET** TO THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 44.97 ACRE TRACT FOR THE FOLLOWING CALLS:

S 74° 54' 27" W FOR A DISTANCE OF **325.26 FEET**;

N 28° 09' 35" W FOR A DISTANCE OF **225.07 FEET**;

S 61° 36' 26" W FOR A DISTANCE OF **37.11 FEET** TO A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND;

N 07° 43' 11" E FOR A DISTANCE OF **89.16 FEET** TO A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND;

N 83° 00' 43" W FOR A DISTANCE OF **257.21 FEET** TO A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE EASTERLY LINE OF TRADITIONS BOULEVARD (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE EASTERLY LINE OF TRADITIONS BOULEVARD FOR THE FOLLOWING CALLS:

N 11° 18' 54" E FOR A DISTANCE OF **155.72 FEET** TO A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 359.96 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF **55° 33' 12"** FOR AN ARC DISTANCE OF **349.017 FEET** (CHORD BEARS: N **16° 27' 42"** W - **335.50 FEET**) TO A $\frac{1}{2}$ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE END OF SAID CURVE;

N 44° 14' 18" W FOR A DISTANCE OF **206.17 FEET** TO THE SOUTHEAST LINE OF WEST VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A "X" FOUND IN ROCK BEARS: N **03° 38' 12" E** FOR A DISTANCE OF **0.44 FEET**;

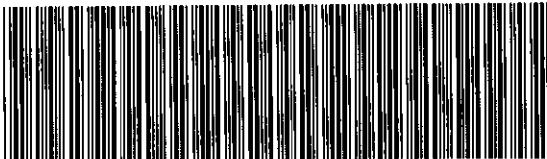
THENCE: N 42° 22' 13" E ALONG THE SOUTHEAST LINE OF WEST VILLA MARIA ROAD FOR A DISTANCE OF **293.29 FEET** TO A $\frac{1}{2}$ INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET MARKING THE WEST CORNER OF SAID COMMON AREA NO. 3 AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 34' 34" E ALONG THE COMMON LINE OF SAID REMAINDER OF 28.40 ACRE TRACT AND SAID COMMON AREA NO. 3 FORA DISTANCE OF **150.80 FEET** TO THE **POINT OF BEGINNING** CONTAINING **6.886 ACRES OF LAND** AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST 2020.

SEE PLAT PREPARED AUGUST 2020, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502
DATE: 08/27/2020

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



VG-267-2020-1416491

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1416491
Volume : 16628

Real Property Recordings

Recorded On: December 30, 2020 08:46 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$54.00

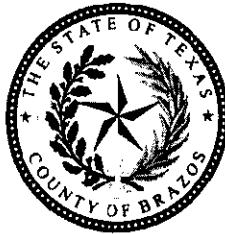
***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1416491
Receipt Number: 20201230000024
Recorded Date/Time: December 30, 2020 08:46 AM
User: Thao C
Station: CCLERK06

Record and Return To:

West ,Webb Albritton & Gentry
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