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College Station, Texas 77841

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Brazos County, Texas

**Seventh 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

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

THIS SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 27th day of February, 2015, 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; and 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 (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;

**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, including the property identified on Exhibit "A-1" and that certain 1.89 acres in Brazos County, Texas, as more particularly described by metes and bounds as follows on Exhibit "A-2" which is attached hereto and incorporated herein by reference for all purposes (the property described on Exhibit "A-1" and Exhibit "A-2", collectively, 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.

IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 27 day of February, 2015. (Effective date)

**DECLARANT:**

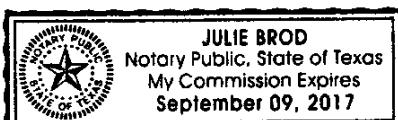
BRYAN/TRADITIONS, L.P. a Texas limited partnership

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

By: Peter H. Currie  
PETER CURRIE,  
President

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

This instrument was acknowledged before me on the 25<sup>th</sup> day of February, 2015, by Peter Currie, 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 Reconstruction

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

**EXHIBIT "A-1"**

1. Lot One (1), Block One (1), The Traditions Subdivision Phase 27, City of Bryan, according to the plat thereof recorded in Volume 12534, Page 210, Official Records, Brazos County, Texas.
2. Lot Two (2), Block One (1), The Traditions Subdivision Phase 27, City of Bryan, according to the plat thereof recorded in Volume 12534, Page 210, Official Records, Brazos County, Texas.
3. Common Area One (1), Block One (1), The Traditions Subdivision Phase 27, City of Bryan, according to the plat thereof recorded in Volume 12534, Page 210, Official Records, Brazos County, Texas.
4. Common Area Two (2), Block One (1), The Traditions Subdivision Phase 27, City of Bryan, according to the plat thereof recorded in Volume 12534, Page 210, Official Records, Brazos County, Texas.
5. Common Area Three (3), Block One (1), The Traditions Subdivision Phase 27, City of Bryan, according to the plat thereof recorded in Volume 12534, Page 210, Official Records, Brazos County, Texas.
6. Common Area Four (4), Block One (1), The Traditions Subdivision Phase 27, City of Bryan, according to the plat thereof recorded in Volume 12534, Page 210, Official Records, Brazos County, Texas.

**EXHIBIT "A-2"**

**METES AND BOUNDS DESCRIPTION  
OF A  
1.89 TRACT  
THE TRADITIONS SUBDIVISION, PHASE 22**

**BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT 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 LOT 2, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 22, ACCORDING TO THE PLAT RECORDED IN VOLUME 11143, PAGE 276 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

**BEGINNING AT A  $\frac{1}{2}$  INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF LOT 1, BLOCK 1 (PHASE 22);**

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

**N  $41^{\circ} 57' 40''$  E FOR A DISTANCE OF 198.94 FEET TO A  $\frac{1}{2}$  INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 380.00 FEET;**

**ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $08^{\circ} 58' 20''$  FOR AN ARC DISTANCE OF 59.51 FEET (CHORD BEARS: N  $46^{\circ} 26' 50''$  E – 59.45 FEET) TO THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;**

**THENCE: THROUGH SAID LOT 2 FOR THE FOLLOWING CALLS:**

**S  $42^{\circ} 18' 48''$  E FOR A DISTANCE OF 250.31 FEET;**

**S  $57^{\circ} 16' 16''$  E FOR A DISTANCE OF 69.16 FEET TO A POINT ON THE NORTHWEST LINE OF HSC PARKWAY (125' R.O.W.) MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 737.54 FEET;**

**THENCE: ALONG THE NORTHWEST LINE OF HSC PARKWAY FOR THE FOLLOWING CALLS:**

**ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $13^{\circ} 23' 58''$  FOR AN ARC DISTANCE OF 172.48 FEET (CHORD BEARS: S  $35^{\circ} 09' 48''$  W – 172.09 FEET) TO A  $\frac{1}{2}$  INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;**

**S  $41^{\circ} 51' 22''$  W FOR A DISTANCE OF 72.86 FEET TO A  $\frac{1}{2}$  INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 2 AND THE EAST CORNER OF SAID LOT 1;**

**THENCE: N  $48^{\circ} 08' 12''$  W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1 FOR A DISTANCE OF 342.47 FEET TO THE POINT OF BEGINNING CONTAINING 1.89 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.**

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

D:/WORK/MAB/14-445B.MAB

Filed for Record in:  
BRAZOS COUNTY

On: Mar 04,2015 at 02:46P

As a  
NO LABEL RECORDING

Document Number: 01223429

Amount 36.00

Receipt Number - 537816  
By,  
Patsy Montalbano

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Mar 04,2015

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY