



\*VG-267-2020-1397613\*

193376A

Brazos County  
Karen McQueen  
County Clerk

**Instrument Number:** 1397613  
Volume : 16158

Real Property Recordings

Recorded On: June 30, 2020 02:59 PM

Number of Pages: 8

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

Total Recording: \$50.00

\*\*\*\*\* 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: 1397613  
Receipt Number: 20200630000100  
Recorded Date/Time: June 30, 2020 02:59 PM  
User: Cathy B  
Station: CCLERK05

**Record and Return To:**

University Title Company



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

UTitle No. 193376A/Ka

**Recorded**

**Eleventh Amendment**  
**To**  
**Declaration of Restrictive Covenants and Easements**  
**The BioCorridor District**

**AFTER RECORDING, RETURN TO:**

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

**ELEVENTH AMENDMENT  
TO  
DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS  
THE BIOCORRIDOR DISTRICT**

THIS ELEVENTH AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS THE BIOCORRIDOR DISTRICT ("Amendment") is made this 30 day of June, 2020, by BRYAN/TRADITIONS, LP, a Texas limited partnership ("Declarant").

**WITNESSETH:**

- A. **WHEREAS**, Declarant recorded a Declaration of Restrictive Covenants and Easements The BioCorridor District on April 29, 2013, in the Official Records of Brazos County, Texas, at Volume 11313, Page 1, as amended by Correction Affidavit on June 3, 2013 recorded at Volume 11382, Page 176 of the Official Records of Brazos County, Texas, by First Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on May 23, 2013, in the Official Records of Brazos County, Texas, at Volume 11439, Page 36, by Second Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on March 3, 2015, in the Official Records of Brazos County, Texas, at Volume 12547, Page 266, by Third Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on April 29, 2015, in the Official Records of Brazos County, Texas, at Volume 12651, Page 256, by Fourth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on January 5, 2016, in the Official Records of Brazos County, Texas, at Volume 13125, Page 288, by Fifth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on February 10, 2016, in the Official Records of Brazos County, Texas, at Volume 13176, Page 1, by Sixth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on September 28, 2016, in the Official Records of Brazos County, Texas, at Volume 13629, Page 246, by Seventh Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on January 26, 2017, in the Official Records of Brazos County, Texas, at Volume 13826, Page 283, by Eighth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on February 21, 2017, in the Official Records of Brazos County, Texas, at Volume 13866, Page 199 (the "Eighth Amendment"), by Ninth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on June 4, 2018, in the Official Records of Brazos County, Texas, at Volume 14707, Page 196 and by Tenth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on September 13, 2019, in the Official Records of Brazos County, Texas, at Volume 15577, Page 208 (as amended now or in the future, the "Declaration");
- B. **WHEREAS**, all capitalized terms used herein that are not otherwise defined shall have the meaning given those words in the Declaration;
- C. **WHEREAS**, the Declaration identifies and defines the Additional Property which may be annexed into the District pursuant to Paragraph I(10) of Article III of the Declaration;
- D. **WHEREAS**, Declarant and Traditions Acquisition Partnership, L.P., collectively own that certain real property described on Exhibit "A" attached hereto (the "Annexed Property");
- E. **WHEREAS**, a portion of the Annexed Property is defined as Additional Property under the terms of the Declaration, and Owners desire the remaining portion of the Annexed Property to be annexed into the District and made subject to the Declaration;
- F. **WHEREAS**, Declarant desires to amend the Declaration for the purpose of adding all of the Annexed Property to the definition of Property and to annex the Annexed Property into the District;
- G. **WHEREAS**, Declarant previously created the Atlas Sub-District and desires to rename the Atlas Sub-District as the Lake Walk Sub-District;

- H. **WHEREAS**, Paragraph I(4) of Article III of the Declaration authorizes the Declarant to amend the Declaration without the approval of any other Owner or Mortgagee if such amendment has no adverse effect on any such Owner or Mortgagee; and
- I. **WHEREAS**, this Amendment has no material adverse effect on any Owner or Mortgagee other than the Owner of the Annexed Property, whose consent is attached hereto.

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

1. **Definition of Property and Annexation of Annexed Property into the District.** The Property, as defined in the Declaration and further described on **Exhibit "A"** to the Declaration is amended so that the Annexed Property is added to and included in the definition of Property, and the Annexed Property is hereby annexed into the District.
2. **Atlas Sub-District Name Change.** The Atlas Sub-District is hereby renamed as the Lake Walk Sub-District.
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 29 day of June, 2020.

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DECLARANT:

BRYAN/TRADITIONS, LP, a Texas limited partnership

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

By: [Signature]  
DAVID R. SEGERS,  
Vice President

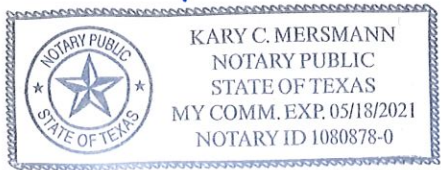
STATE OF TEXAS

§  
§  
§

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 29 day of June, 2020, by David R. Segers, 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.

[Signature]  
NOTARY PUBLIC, State of Texas




**CONSENT OF OWNER OF ANNEXED PROPERTY**

Traditions Acquisition Partnership, L.P., a Texas limited partnership, the Owner of a portion of the Annexed Property, hereby consents to this Amendment concerning the Annexed Property.

Traditions Acquisition Partnership, L.P.,  
a Texas limited partnership

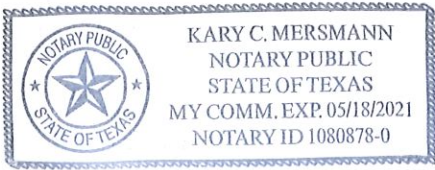
By: Traditions Acquisition Partnership GP, LLC,  
a Texas limited liability company,  
its General Partner

By:   
\_\_\_\_\_  
David R. Segers,  
Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before me on the 29 day of June, 2020, by David R. Segers, 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, on behalf of such entity.

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Texas



CONSENT OF FIRST FINANCIAL BANK, N.A.

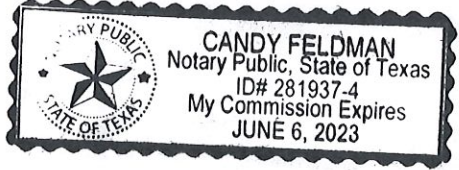
FIRST FINANCIAL BANK, N.A. joins herein to consent to the addition of the Annexed Property into the Property and the District.

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF BRAZOS   §

This instrument was acknowledged before me on the 29<sup>th</sup> day of June, 2020, by Austin Bryan, vice president of FIRST FINANCIAL BANK, N.A., on behalf of such bank.

*Candy Feldman*  
NOTARY PUBLIC, State of Texas



**EXHIBIT A**

**Property Added to Additional Property and Property and District**

**Annexed Property**

Lot Three (3), Block One (1), Traditions Subdivision Phase 25, City of College Station, Texas, according to the plat thereof recorded in Volume 16118, Page 69, Official Records, Brazos County, Texas

Lot One-R (1R), Block Two (2), Traditions Subdivision Phase 24, City of College Station, Texas, according to the plat thereof recorded in Volume 16118, Page 69, Official Records, Brazos County, Texas

Lot One (1), Block One (1), Traditions Subdivision Phase 23, City of College Station, Texas, according to the plat thereof recorded in Volume 13464, Page 127, Official Records, Brazos County, Texas