

Twelfth 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

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

THIS TWELFTH AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS THE BIOCORRIDOR DISTRICT ("Amendment") is made this 30th day of November, 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, 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, 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, and by Eleventh Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on June 20, 2020, in the Official Records of Brazos County, Texas, at Volume 16158, Page 176 (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 is the owner of that certain real property described on Exhibit "A" attached hereto (the "Annexed Property");
- E. **WHEREAS**, the Annexed Property is defined as Excluded Property under the terms of the Declaration;
- F. **WHEREAS**, Declarant desires to amend the Declaration for the purpose of removing the Annexed Property from the definition of Excluded Property, adding all of the Annexed Property to the definition of Additional Property and Property, and to annex the Annexed Property into the District;

- G. **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
- H. **WHEREAS**, this Amendment has no material adverse effect on any Owner or Mortgagee other than the Owner of the Annexed Property, which is Declarant.

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

1. **Definition of Excluded Property, Additional Property and Property and Annexation of Annexed Property into the District.** The Excluded Property, as defined in the Declaration and further described on **Exhibit "D"** to the Declaration is amended so that the Annexed Property is removed from the definition of Excluded Property. The Additional Property, as defined in the Declaration is amended so that the Annexed Property is added to and included in the definition of Additional Property. 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. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

[Signature Page Follows]

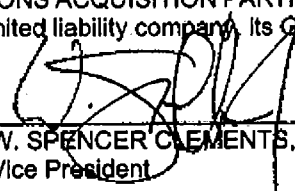
IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 30th day of November, 2020.

DECLARANT:

BRYAN/TRADITIONS, LP, a Texas limited partnership

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

By:

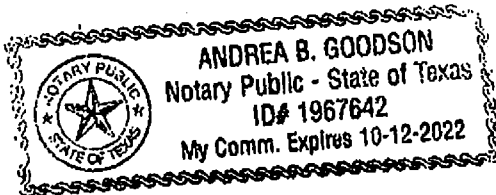

W. SPENCER CLEMENTS, JR.,
Vice President

STATE OF TEXAS

§
§
§

COUNTY OF BRAZOS

This Instrument was acknowledged before me on the 30 day of November, 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

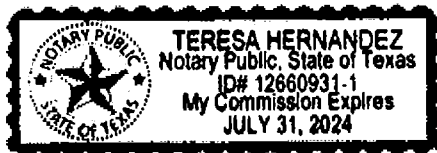
CONSENT OF FIRST FINANCIAL BANK, N.A.

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 1 day of December, 2020, by Austin W. Bryan, SVP of FIRST FINANCIAL BANK, N.A., on behalf of such bank.



Teresa Hernandez
NOTARY PUBLIC, State of Texas

EXHIBIT A

**Property Removed from Excluded Property
and Added to Additional Property, Property and District**

Annexed Property

Lot One (1), Block One (1), The Traditions Subdivision, Phase 22, City of Bryan, Texas, according to the plat thereof recorded in Volume 11143, Page 276, Official Records, Brazos County, Texas

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1413796

Volume : 16560

ERecordings - Real Property

Recorded On: December 02, 2020 02:09 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$50.00

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

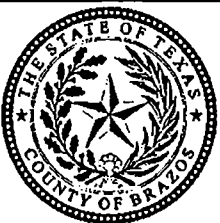
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1413796
Receipt Number: 20201202000095
Recorded Date/Time: December 02, 2020 02:09 PM
User: Susie C
Station: CCLERK01

Record and Return To:

Simplifile
5072 NORTH 300 WEST
PROVO UT 84604



**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