

Title No. 123448 AC

Fourteenth 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

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

THIS FOURTEENTH AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS THE BIOCORRIDOR DISTRICT ("Amendment") is made this 14 day of October, 2022, 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, 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, by Twelfth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on November 30, 2020, in the Official Records of Brazos County, Texas, at Volume 16560, Page 165, and by Thirteenth Amendment to Declaration of Restrictive Covenants and Easements The BioCorridor District on September 17, 2021, in the Official Records of Brazos County, Texas, at Volume 17364, 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 Additional Property under the terms of the Declaration;

- F. **WHEREAS**, Declarant desires to amend the Declaration for the purpose of adding the Annexed Property to the definition of 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 consents to the annexation of the Annexed Property.

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. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

[Signature Page Follows]

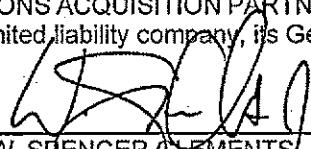
IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 6th day of October, 2022.

DECLARANT:

BRYAN/TRADITIONS, LP, a Texas limited partnership

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

By:



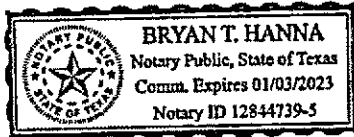
W. SPENCER CLEMENTS, JR.,
Vice President

STATE OF TEXAS

§
§
§

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 6th day of October, 2022, 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.





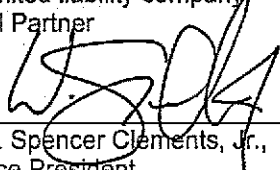
NOTARY PUBLIC, State of Texas

CONSENT OF OWNER OF ANNEXED PROPERTY

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

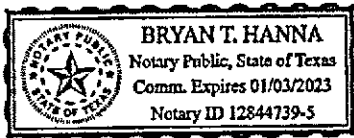
By: 
W. Spencer Clements, Jr.,
Vice President

STATE OF TEXAS

COUNTY OF BRAZOS

10/17/2022

This instrument was acknowledged before me on the 6th day of October, 2022, 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, on behalf of such entity.




NOTARY PUBLIC, State of Texas

EXHIBIT A**Property Added to Property and District****Annexed Property****TRACT ONE:**

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the J.H. Jones League, A-26, and being a part of the same 5.0 acre tract of land conveyed to Sandra Lohse, as recorded in Volume 596, Page 503, of the Brazos County Deed Records, and now more particularly described as follows:

BEGINNING at a 1/2" iron pipe found for the south corner of this tract, also being a point on the T.A.M.U. Alumni, Jerry Nance 3.50 acre tract, as recorded in Volume 563, Page 425, of the Brazos County Deed Records, also being the east corner of the Ethyle Burgess 147.29 acre tract, as recorded in Volume 2754, Page 78, of the Brazos County Official Records;

THENCE N 32° 30' 00" W, a distance of 318.60 feet along the common line between this tract and said Burgess tract to a 5/8" iron rod set for the west corner of this tract, also being the south corner of the Frank Palasota 4.57 acre tract, as recorded in Volume 402, Page 677, of the Brazos County Deed Records;

THENCE N 45° 30' 00" E, a distance of 683.70 feet along the common line between this tract and said Palasota tract to a 5/8" iron rod set for the north corner of this tract, also being a point on the southwest right-of-way line of Turkey Creed Road;

THENCE S 32° 21' 34" E, a distance of 236.94 feet along the common line between this tract and said right-of-way line of Turkey Creed Road to a 5/8" iron rod set for corner, also being the north corner of the .3504 acre remainder of the Sandra Lohse tract, as recorded in Volume 596, Page 503, Brazos County Deed Records;

THENCE S 45° 30' 00" W, a distance of 200.00 feet along the common line between this tract and said remainder to a 5/8" iron rod set for corner;

THENCE S 45° 24' 19" E, a distance of 80.01 feet along the common line between this tract and said remainder to a 5/8" iron rod set for corner, also being a point on the northwest line of the Bill J. Cooley 0.86 acre tract, as recorded in Volume 810, Page 532, of the Brazos County Official Records;

THENCE S 45° 30' 00" W, a distance of 501.37 feet along the common line between this tract and said Cooley tract, and said T.A.M.U. Alumni tract to the PLACE OF BEGINNING containing 4.5381 acres.

And being the same property described as "Tract One" in Deed dated effective July 12, 2012, from Anita A. Bailor, a single person, to Traditions Acquisition Partnership, LP, recorded in Volume 10784, Page 260, Official Records of Brazos County, Texas.

TRACT TWO:

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in J.H. Jones League, A-26, and being part of the same tract of land as described in Deed to Sandra Lohse, as recorded in Volume 596, Page 503, of the Brazos County Deed Records, and now more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the most Northerly corner of a 3.50 acre tract as described in Deed to Jerry Nance, as recorded in Volume 563, Page 425, of the Brazos County Deed Records, also being the most Southerly corner of an .86 acre tract as described in Deed to Bill J. Cooley, as recorded in Volume 810, Page 532, of the Brazos County Official Records, also being a point in the Southeast line of the Sandra Lohse 4.5381 acre remainder tract, as recorded in Volume 596, Page 503 of the Brazos County Deed Records;

THENCE North 46 degrees 32 minutes 08 seconds East, a distance of 177.23 feet to a 5/8" iron rod set for the PLACE OF BEGINNING, also being the most Southerly corner of this tract, also being a point in the Northwest line of the said Cooley tract, also being the most Southeasterly corner of the said Lohse 4.5381 acre remainder tract;

THENCE North 45 degrees 24 minutes 19 seconds West, a distance of 80.01 feet along the common line between this tract and said Lohse tract to a 5/8" iron rod set for the most Westerly corner of this tract, also being an interior corner of the said Lohse tract;

THENCE North 45 degrees 30 minutes 00 seconds East, a distance of 200.00 feet continuing along the common line between this tract and said Lohse to a 5/8" iron rod set for the most Northerly corner of this tract, also being the most Easterly corner of the said Lohse tract, also being a point in the Southwest right-of-way line of Turkey Creek Road;

THENCE South 32 degrees 21 minutes 34 seconds East, a distance of 81.83 feet along the common line between this tract and said right-of-way line of Turkey Creek Road to a 5/8" iron rod set for the most Easterly corner of this tract, also being the most Northerly corner of the said Cooley tract, also being the most Easterly corner of original 5.00 acre tract as described in Deed to Sandra Lohse;

THENCE South 45 degrees 30 minutes 00 second West, a distance of 181.53 feet along the common line between this tract and said Cooley tract to the PLACE OF BEGINNING and containing 0.3504 acres, more or less.

And being the same property described as "Tract Two" in Deed dated effective July 12, 2012, from Anita A. Bailor, a single person, to Traditions Acquisition Partnership, LP, recorded in Volume 10784, Page 260, Official Records of Brazos County, Texas.

TRACT THREE:

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN H. JONES SURVEY, ABSTRACT NO. 26, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 4 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE AND THE REMAINDER OF A CALLED 2 ACRE TRACT OF LAND AS DESCRIBED AS TRACT TWO BY A DEED TO KAPPA SIGMA-MU GAMMA CHAPTER, INC. RECORDED IN VOLUME 1375, PAGE 238 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 WITH CAP MARKED 'RPLS 2089' FOUND (N:10202328.37, E:3541645.98) ON THE NORTHWEST LINE OF STATE HIGHWAY 47 (R.O.W. WIDTH VARIES) MARKING THE SOUTH CORNER OF SAID REMAINDER OF 4 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.37 ACRE TRACT OF LAND AS DESCRIBED AS EXHIBIT 'E' BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE NORTHWEST LINE OF FM 60 BEARS: S 42° 43' 42" W FOR A DISTANCE OF 16009.93 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 (N:10207269.05, E:3541253.11) AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: N 47° 15' 10" W ALONG THE COMMON LINE OF SAID 4 ACRE TRACT AND SAID 0.37 ACRE TRACT FOR A DISTANCE OF 408.67 FEET (DEED CALL: N 45° 00' 00" W - 408.58 FEET, 1375/238) TO A 3/4 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 417.85 ACRE TRACT OF LAND AS DESCRIBED IN EXHIBIT 'A' OF SAID DEED, 4023/91. FOR REFERENCE, A 1 INCH IRON PIPE FOUND BEARS: S 42° 36' 20" W FOR A DISTANCE OF 625.83 FEET AND A 5/8 INCH IRON ROD FOUND WITH CAP MARKED 'JONES CARTER' BEARS: S 42° 41' 15" W FOR A DISTANCE OF 756.62 FEET;

THENCE: N 42° 40' 40" E ALONG THE SOUTHEAST LINE OF SAID 417.85 TRACT FOR A DISTANCE OF 466.28 FEET (DEED CALL: N 45° 00' 00" E-466.10 FEET, 1375/238) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE NORTH CORNER OF SAID REMAINDER OF 2 ACRE TRACT AND THE WEST CORNER OF A CALLED 1.53 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DAVID OHENDALSKI RECORDED IN VOLUME 7763, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 1.53 ACRE TRACT AND THE ORIGINAL NORTH CORNER OF SAID 2 ACRE TRACT BEARS: N 42° 40' 40" E FOR A DISTANCE OF 159.78 FEET (DEED CALL: N 44° 52' 42" E - 159.22 FEET, 7763/108);

THENCE: S 47° 15' 31" E ALONG THE SOUTHWEST LINE OF SAID 1.53 ACRE TRACT FOR A DISTANCE OF 417.29 FEET (DEED CALL: S 45° 00' 00" E- 417.40 FEET, 1375/238) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE NORTHWEST LINE OF THE RAYMOND STOTZER PARKWAY - FM 60 (R.O.W. WIDTH VARIES) MARKING THE SOUTH CORNER OF SAID 1.53 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE NORTHWEST LINE OF FM 60 MARKING THE BEGINNING OF A CLOCKWISE CURVE BEARS: N 42° 43' 20" E FOR A DISTANCE OF 133.39 FEET, A 1/2 INCH IRON ROD FOUND BEARS: S 48° 20' 18" E FOR A DISTANCE OF 4.47 FEET AND A 5/8 INCH IRON ROD FOUND BEARS: N 49° 41' 16" E FOR A DISTANCE OF 159.93 FEET;

THENCE: S 42° 43' 20" W ALONG THE NORTHWEST LINE OF FM 60 FOR A DISTANCE OF 293.44 FEET (CALCULATED DEED CALL DISTANCE: 293.22 FEET, 1375/238) TO A BRASS RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF FM 60 AND THE NORTHEAST LINE OF STATE HIGHWAY 47;

THENCE: S 45° 27' 36" W ALONG THE NORTHEAST LINE OF STATE HIGHWAY 47 FOR A DISTANCE OF 173.07 FEET (DEED CALL: S 45° 40' 19" W-173.11 FEET, 1375/238) TO THE POINT OF BEGINNING CONTAINING 4.449 ACRES OF LAND AS SURVEYED ON THE GROUND FEBRUARY 2017.

And being the same property described in Deed dated March 6, 2017, from Kappa Sigma-Mu Gamma Chapter, Inc. to Traditions Acquisition Partnership, LP, recorded in Volume 13901, Page 171, Official Records of Brazos County, Texas.

TRACT FOUR:

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, A-26, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 5.127 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DAVID O. SHELBY RECORDED IN VOLUME 4381, PAGE 38 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 INCH IRON PIPE FOUND ON THE SOUTHEAST LINE OF A PORTION OF THE REMAINDER OF A CALLED 417.85 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON PIPE FOUND MARKING THE WEST CORNER OF SAID 5.127 ACRE TRACT AND THE NORTH CORNER OF A CALLED 1.575 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SHIH-CHIEN LIN RECORDED IN VOLUME 7325, PAGE 23 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 36' 09" E ALONG THE COMMON LINE OF SAID 5.127 ACRE TRACT AND SAID REMAINDER OF 417.85 ACRE TRACT FOR A DISTANCE OF 585.97 FEET (DEED CALL: N 42° 37' 05" E - 585.87 FEET, 4381/38) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 5.127 ACRE TRACT AND THE WEST CORNER OF A CALLED 0.37 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 71 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 05' 28" E ALONG THE COMMON LINE OF SAID 5.127 ACRE TRACT AND SAID 0.37 ACRE TRACT FOR A DISTANCE OF 261.22 FEET (DEED CALL: S 47° 04' 06" E - 406.38 FEET, 4381/38) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A 0.837 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DAVID SHELBY AND SARAH SHELBY RECORDED IN VOLUME 11630, PAGE 239 OF THE. OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 52° 09' 30" W THROUGH SAID 5.127 ACRE TRACT AND ALONG THE NORTHWEST LINE OF SAID 0.837 ACRE TRACT FOR A DISTANCE OF 219.07 FEET (DEED CALL: S 52° 10' 21" W - 219.05 FEET, 11630/239) TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.837 ACRE TRACT;

THENCE: S 34° 28' 16" E CONTINUING THROUGH SAID 5.127 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF SAID 0.837 ACRE TRACT FOR A DISTANCE OF 164.45 FEET (DEED CALL: S 34° 23' 01" E - 164.33 FEET, 11630/239) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF RAYMOND STOTZER PARKWAY - FM 60 (ROW VARIES) MARKING THE SOUTH CORNER OF SAID 0.837 ACRE TRACT;

THENCE: S 48° 00' 36" W ALONG THE NORTHWEST LINE OF RAYMOND STOTZER PARKWAY AND THE SOUTHEAST LINE OF SAID 5.127 ACRE TRACT FOR A DISTANCE OF 335.85 FEET (DEED CALL: S 48° 01' 11" W - 472.47 FEET, 4381/38) TO A 5/8 INCH IRON ROD FOUND BENT MARKING THE SOUTH CORNER OF SAID 5.127 ACRE TRACT AND THE EAST CORNER OF SAID 1.575 ACRE TRACT;

THENCE: N 46° 58' 33" W ALONG THE COMMON LINE OF SAID 5.127 ACRE TRACT AND SAID 1.575 ACRE TRACT FOR A DISTANCE OF 353.49 FEET (DEED CALL: N 46° 54' 45" W - 353.35 FEET, 4381/38) TO THE POINT OF BEGINNING CONTAINING 4.291 ACRES OF LAND, MORE OR LESS.

And being the same property described in Deed dated December 30, 2014, from David O. Shelby, a single person, and Sarah Shelby, a single person, to Traditions Acquisition Partnership, LP, recorded in Volume 12449, Page 236, Official Records of Brazos County, Texas.

TRACT FIVE:

All that certain 0.837 acre tract or parcel of land lying and being situated in the J. H. Jones Survey, Abstract No. 26, College Station, Brazos County, Texas and being more fully described as follows:

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, College Station, Brazos County, Texas. Said tract being a portion of a called 5.127 acre tract as described by a Deed to David O. Shelby and Sarah Shelby recorded in Volume 2879, Page 28 of the Official Public Records of Brazos County, Texas.

Said tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete right-of-way marker found on the northwest line of Raymond Stotzer Parkway (F.M. 60) marking the east corner of said 5.127 acre tract and a southeast corner of a called 147.29 acre tract as described by a Deed to Bryan Commerce Development, Inc. recorded in Volume 4023, Page 71 of the Official Public Records of Brazos County, Texas;

THENCE: S 45° 40' 18" W along the northwest line of Raymond Stotzer Parkway for a distance of 1.14 feet to a 5/8 inch iron rod found marking an angle point in said line;

THENCE: S 46° 50' 45" W continuing along the northwest line of Raymond Stotzer Parkway for a distance of 115.33 feet to a cotton spindle found in Asphalt marking an angle point in said line;

THENCE: S 48° 01' 11" W continuing along the northwest line of Raymond Stotzer Parkway for a distance of 136.62 feet to a 5/8 inch iron rod set marking the south corner of this herein described tract, for reference a 5/8 inch iron rod found marking the south corner of said 5.127 acre tract bears: S 48° 01' 11" W for a distance of 335.85 feet (this line was used for bearing orientation honoring the Deed call bearing of Volume 1227, Page 370 of the Official Records of Brazos County, Texas);

THENCE: N 34° 23' 01" W through said 5.127 acre tract for a distance of 164.33 feet to a 5/8 inch iron rod set marking the west corner of this herein described tract;

THENCE: N 52° 10' 21" E continuing through said 5.127 acre tract for a distance of 219.05 feet to a 5/8 inch iron rod set on the common line of said 5.127 acre tract and said 147.29 acre tract, for reference a 5/8 inch iron rod found marking the north corner of said 5.127 acre tract and an interior south corner of said 147.29 acre tract bears: N 47° 04' 01" W for a distance of 261.20 feet;

THENCE: S 47° 04' 01" E along the common line of said 5.127 acre tract and said 147.29 acre tract for a distance of 145.19 feet to the PLACE OF BEGINNING containing 0.837 of an acre of land, more or less.

And being the same property described in Deed dated April 17, 2015, from David O. Shelby a/k/a David O'Brian Shelby and Sarah Shelby to Traditions Acquisition Partnership, LP, recorded in Volume 12263, Page 17, Official Records of Brazos County, Texas.

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1486416
Volume : 18285
ERecordings - Real Property

Recorded On: October 17, 2022 08:17 AM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: \$66.00

******* 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: 1486416
Receipt Number: 20221014000158
Recorded Date/Time: October 17, 2022 08:17 AM
User: Patsy D
Station: CCLERK07

Record and Return To:

eRecording Partners



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