

UTitle No. 189007 F.L. SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
GREENBRIER PHASE 16

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of Greenbrier Phase 16, is made effective as of the 1 day of November, 2019, by Homewood, LLC and Carter Arden Development, LLC ("Declarant"):

PREAMBLE

Declarant is the owner and developer of single-family Lots located in Greenbrier Phase 16 according to plat recorded in Volume 15652, Page 195, Official Public Records of Brazos County, Texas ("Phase 16").

The purpose of this Supplemental Declaration is to impose certain requirements on Phase 16 as allowed by the Declaration of Covenants, Conditions and Restrictions of Greenbrier recorded at Volume 11230, Page 102, Official Records of Brazos County, Texas (the "Declaration"). All capitalized terms not defined herein have the meanings ascribed to them in the Declaration.

DECLARATION

Declarant hereby declares that the residential lots within Phase 16 are and shall be owned, held, mortgaged, transferred, sold, conveyed and occupied subject to this Supplemental Declaration and the covenants, conditions and restrictions set forth as follows:

1. Notwithstanding anything in the Declaration to the contrary, unless an exception is granted by the Architectural Committee, all single family dwellings within Phase 16 shall contain no less than 2,000 square feet of enclosed living space, exclusive of all porches (open or covered), decks and garages.

2. Pursuant to Section 2.02 of the Declaration, that portion of the property described in Exhibit A that lies within Phase 16 (the "Added Land") is hereby added to the Property and the provisions of the Declaration shall apply to the Added Land.

3. In the event of a conflict between the Declaration and this Supplemental Declaration concerning a Lot in Phase 16, the provisions of this Supplemental Declaration will control.

Witness the hand of an authorized representative of Declarant on the acknowledgment date noted below.

This Supplemental Declaration of Covenants, Conditions and Restrictions ("Supplemental Declaration" herein) has been executed by Declarant on the date of the taking of his acknowledgment, but the effective date of the Supplemental Declaration shall be deemed to be November 1, 2019, for all purposes and it shall be effective as of that date.

[Signature page follows]

{00478005}

HOMWOOD, LLC

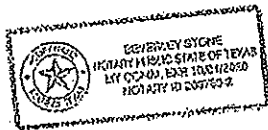
By: Anne R. Carter
Anne R. Carter, Member

STATE OF TEXAS
COUNTY OF BRAZOS

§

(ACKNOWLEDGMENT)

This instrument was acknowledged before me on the 1 day of November, 2019, by Anne R. Carter, Member of Homewood, LLC, a Texas limited liability company, on behalf of said company.



Beverly Stone
Notary Public, State of Texas

CARTER ARDEN DEVELOPMENT, LLC

By: J. Stephen Arden
J. Stephen Arden, Manager

STATE OF TEXAS

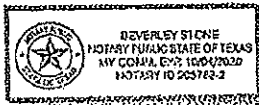
§

(ACKNOWLEDGMENT)

COUNTY OF BRAZOS

§

This instrument was acknowledged before me on the 1st day of November, 2019, by J. Stephen Arden, Manager of CARTER ARDEN DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said company.



Beverly Stone
Notary Public, State of Texas

(00479005)

CONSENT AND SUBORDINATION BY LIENHOLDERS

Lienholders, as the holders of liens on a portion of the Property, consents to the foregoing Supplemental Declaration and the covenants, conditions, restrictions and easements contained therein, and lienholder hereby subordinates its lien to the rights and interests of the Supplemental Declaration, such that a foreclosure of the lien shall not extinguish the covenants, conditions, restrictions and easements contained in the Supplemental Declaration.

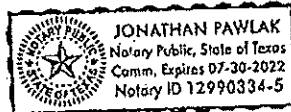
PROSPERITY BANK

By: [Signature]
Name: Janet Lander
Title: President - Branch Prairie

THE STATE OF TEXAS § (ACKNOWLEDGMENT)

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 1 day of November, 2019, by Janet Lander, President - Branch Prairie of PROSPERITY BANK, on behalf of said banking institution.



[Signature]
Notary Public, State of Texas

{00479005}

Anne Richter Carter
Anne Richter Carter

THE STATE OF TEXAS § (ACKNOWLEDGMENT)

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 1 day of November, 2019, by ANNE RICHTER CARTER.

Bruce Stone
Notary Public, State of Texas

George F. Carter, Jr.
George F. Carter, Jr.

THE STATE OF TEXAS § (ACKNOWLEDGMENT)

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 1 day of November, 2019, by GEORGE F. CARTER, JR.

Bruce Stone
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
The Ellison Firm
P.O. Box 10103
College Station, Texas 77842-0103

PREPARED IN THE LAW OFFICE OF:
The Ellison Firm
302 Holleman Drive East, Suite 76
College Station, Texas 77840-7000

(00479005)

EXHIBIT A

Added Land

**FIELD NOTES
5.074 ACRE TRACT**

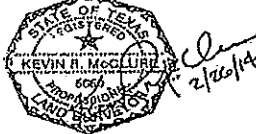
Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 8 in Bryan, Brazos County, Texas and being part of the called 333.4 acre tract described in the deed from Carrubba Interests, et al to Carrubba Family Limited Partnership recorded in Volume 5807, Page 259 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by notes and bounds as follows:

BEGINNING: at found 1/2-inch iron rod marking the west corner of GREENBRIER PHASE 8/10 Subdivision as recorded in Volume 11505, Page 95 (O.R.B.C.), said iron rod also being in the northeast line of the called 333.4 acre Carrubba Family Limited Partnership tract and the southwest line of the 37.228 acre Carter Arden Development, LLC tract as recorded in Volume 8938, Page 113 (O.R.B.C.), from whence a found 1/2-inch iron rod marking the southeast corner of the called 333.4 acre Carrubba Family Limited Partnership tract bears S 45° 37' 55" E at a distance of 877.31 feet for reference;

THENCE: through the interior of the called 333.4 acre Carrubba tract for the following seven (7) calls:

- 1) S 45° 19' 14" W for a distance of 157.18 feet to a 1/2-inch iron rod set for corner in the northeast line of a 60-foot wide Mobil Pipeline Company Easement as recorded in Volume 106, Page 421 of the Brazos County Release Records;
- 2) N 48° 02' 15" W along the northeast line of the said 60-foot wide Mobil Pipeline Company Easement for a distance of 1147.89 feet to a 1/2-inch iron rod set for corner;
- 3) N 42° 36' 00" E for a distance of 155.41 feet to a 1/2-inch iron rod set for corner;
- 4) N 45° 37' 49" W for a distance of 25.00 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the left;
- 5) 52.29 feet along the arc of said curve having a central angle of 59° 55' 01", a radius of 50.00 feet, a tangent of 28.82 feet and a long chord bearing N 75° 35' 19" W at a distance of 49.94 feet to a 1/2-inch iron rod set for the Point of Reverse Curvature;
- 6) 124.75 feet along the arc of said reverse curve having a central angle of 142° 56' 50", a radius of 50.00 feet, a tangent of 149.21 feet and a long chord bearing N 34° 04' 24" W at a distance of 24.82 feet to a 1/2-inch iron rod set for the Point of Tangency; and
- 7) N 37° 24' 01" E for a distance of 56.36 feet to a 1/2-inch iron rod set for corner in the common line of the called 333.4 acre Carrubba Family Limited Partnership tract and the said 37.228 acre Carter Arden Development, LLC tract;

THENCE: S 45° 37' 55" E along the said common line for a distance of 1322.28 feet to the POINT OF BEGINNING and containing 5.074 acres of land, more or less, according to a survey made on the ground under the supervision of Kevin R. McClure, Registered Professional Land Surveyor, State of Texas, No. 5650, in February, 2014.



(00479005)

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1376765
Volume : 15665

ERecordings - Real Property

Recorded On: November 01, 2019 01:00 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** 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: 1376765
Receipt Number: 20191101000061
Recorded Date/Time: November 01, 2019 01:00 PM
User: Patsy D
Station: CCLERK03

Record and Return To:

eRx
8600 Harry Hines Blvd. Ste 300
Dallas TX



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