

**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 24<sup>th</sup> day of August, 2020, by Homewood, LLC and Carter Arden Development, LLC (collectively, "Declarant"):

**PREAMBLE**

The purpose of this Supplemental Declaration is to evidence the conveyance and termination of a portion of a Common Area by Greenbrier Owners Association, Inc. ("Association") pursuant to Section 5.06(7) of the Declaration of Covenants, Conditions and Restrictions of Greenbrier recorded at Volume 11230, Page 102, Official Records of Brazos County, Texas, as supplemented and amended (the "Declaration"). All capitalized terms not defined herein have the meanings ascribed to them in the Declaration.

**DECLARATION**

Declarant hereby declares, notwithstanding anything in the Declaration to the contrary, as follows:

1. Conveyance of Common Area. Association has conveyed the portions (described on Exhibit A and Exhibit B) of the tract ("Conveyed Tracts") identified as 0.171 acre "Common Area" in Greenbrier Phase 16, a subdivision of the City of Bryan according to plat recorded in Volume 15652, Page 195, Official Records of Brazos County, Texas to the owners of the Lots lying adjacent to the Conveyed Tracts. The Conveyed Tracts shall no longer be considered a Common Area under the Declaration required to be maintained by the Association and shall be owned and maintained by the respective Owners of Lots 9 and 10, Block 7, Greenbrier Phase 16, according to plat recorded in Volume 15652, Page 195, Official Records, Brazos County, Texas.

2. Conflict. In the event of a conflict between the Declaration and this Supplemental Declaration with respect to 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.

HOMEWOOD, LLC

By: \_\_\_\_\_

J. Stephen Arden, Authorized Representative

STATE OF TEXAS

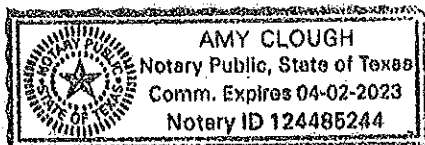
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(ACKNOWLEDGMENT)

COUNTY OF BRAZOS

§

This instrument was acknowledged before me on the 24<sup>th</sup> day of August, 2020, by J. STEPHEN ARDEN, Authorized Representative of Homewood, LLC, a Texas limited liability company, on behalf of said company.



\_\_\_\_\_  
Notary Public, State of Texas

CARTER ARDEN DEVELOPMENT, LLC

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

STATE OF TEXAS

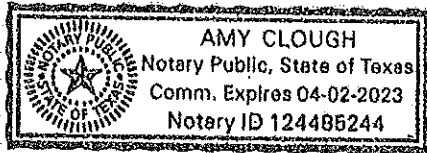
§

(ACKNOWLEDGMENT)

COUNTY OF BRAZOS

§

This instrument was acknowledged before me on the 24<sup>th</sup> day of August, 2020, by J. Stephen Arden, Manager of Carter Arden Development, LLC, a Texas limited liability company, on behalf of said company.



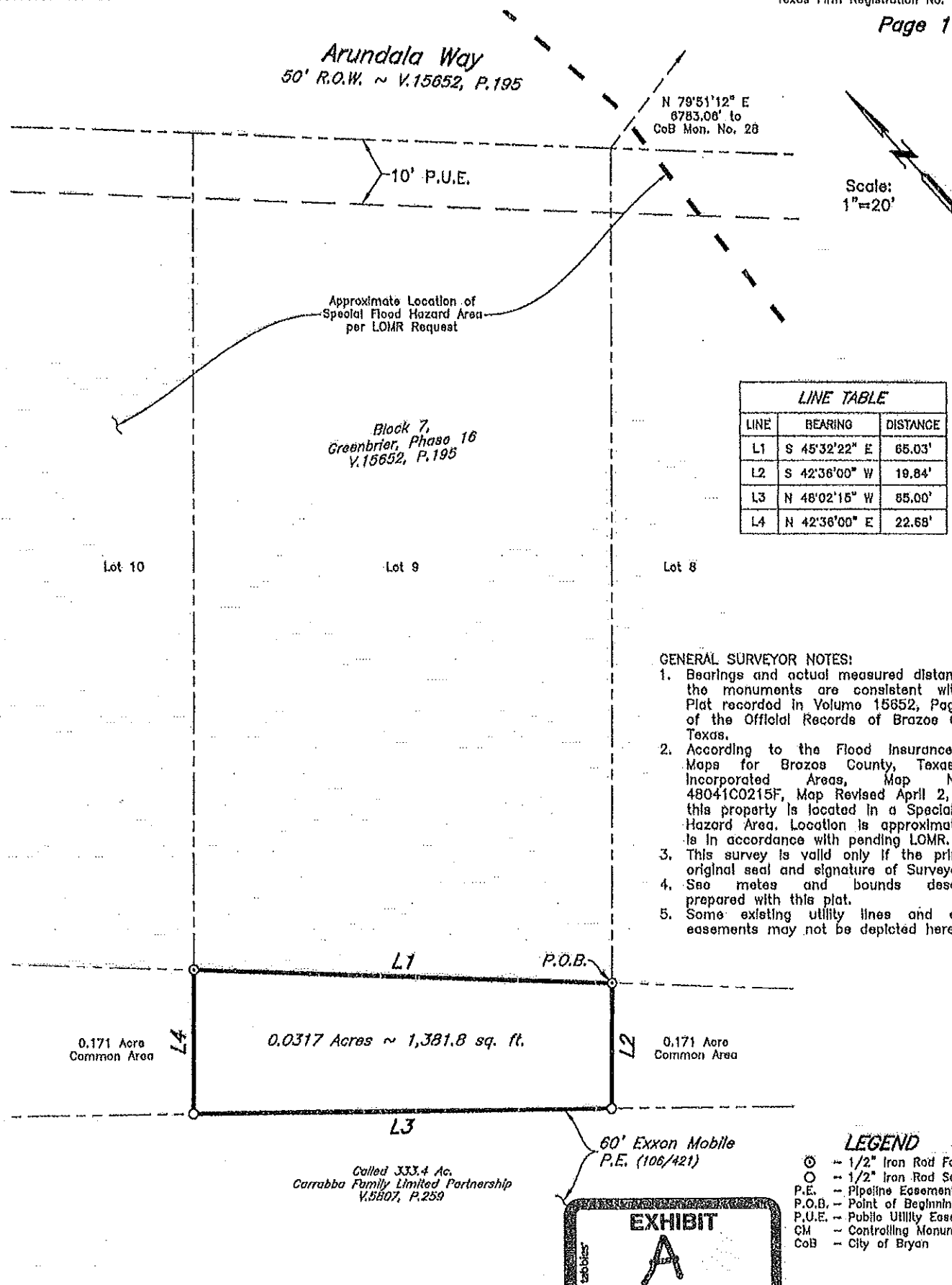
Amy Clough  
Notary Public, State of Texas

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

McCLURE & BROWNE ENGINEERING/SURVEYING, INC • 1008 Woodcreek Drive, Suite 103 • College Station, Texas 77845 • (979) 693-3838  
 10150025-005-08 Texas Firm Registration No. 10103300

Page 1 of 2



FIELD NOTES  
0.0317 ACRE

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, in Bryan, Brazos County, Texas and being part of the 0.171 acre Common Area tract as depicted on the Final Plat of GREENBRIER PHASE 16 recorded in Volume 15652, Page 195 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of Lot 9, Block 7 and the west corner of Lot 8, Block 7 of said GREENBRIER PHASE 16, said iron rod being in the northeast line of the said 0.171 acre Common Area tract;

THENCE: S 42°36'00" W into and through the said 0.171 acre Common Area tract for a distance of 19.84 feet to a 1/2-inch iron rod set for the south corner of this tract and being in a northeast line of the called 333.4 acre Carrabba Family Limited Partnership tract recorded in Volume 5807, Page 259 (O.R.B.C.);

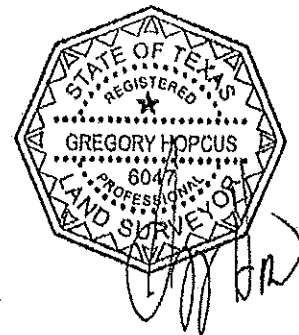
THENCE: N 48°02'15" W along the common line of the said 0.171 acre Common Area tract and the called 333.4 acre Carrabba Family Limited Partnership tract for a distance of 65.00 feet to a 1/2-inch iron rod set for the west corner of this tract;

THENCE: N 42°36'00" E into and through the said 0.171 acre Common Area tract for a distance of 22.68 feet to a found 1/2-inch iron rod marking the west corner of Lot 9, Block 7 and the south corner of Lot 10, Block 7 of said GREENBRIER PHASE 16;

THENCE: S 45°32'22" E along the common line of the said 0.171 acre Common Area tract and said Lot 9, Block 7 for a distance of 65.03 feet to the POINT OF BEGINNING and containing 0.0317 acre (1,381.3 square feet) of land.

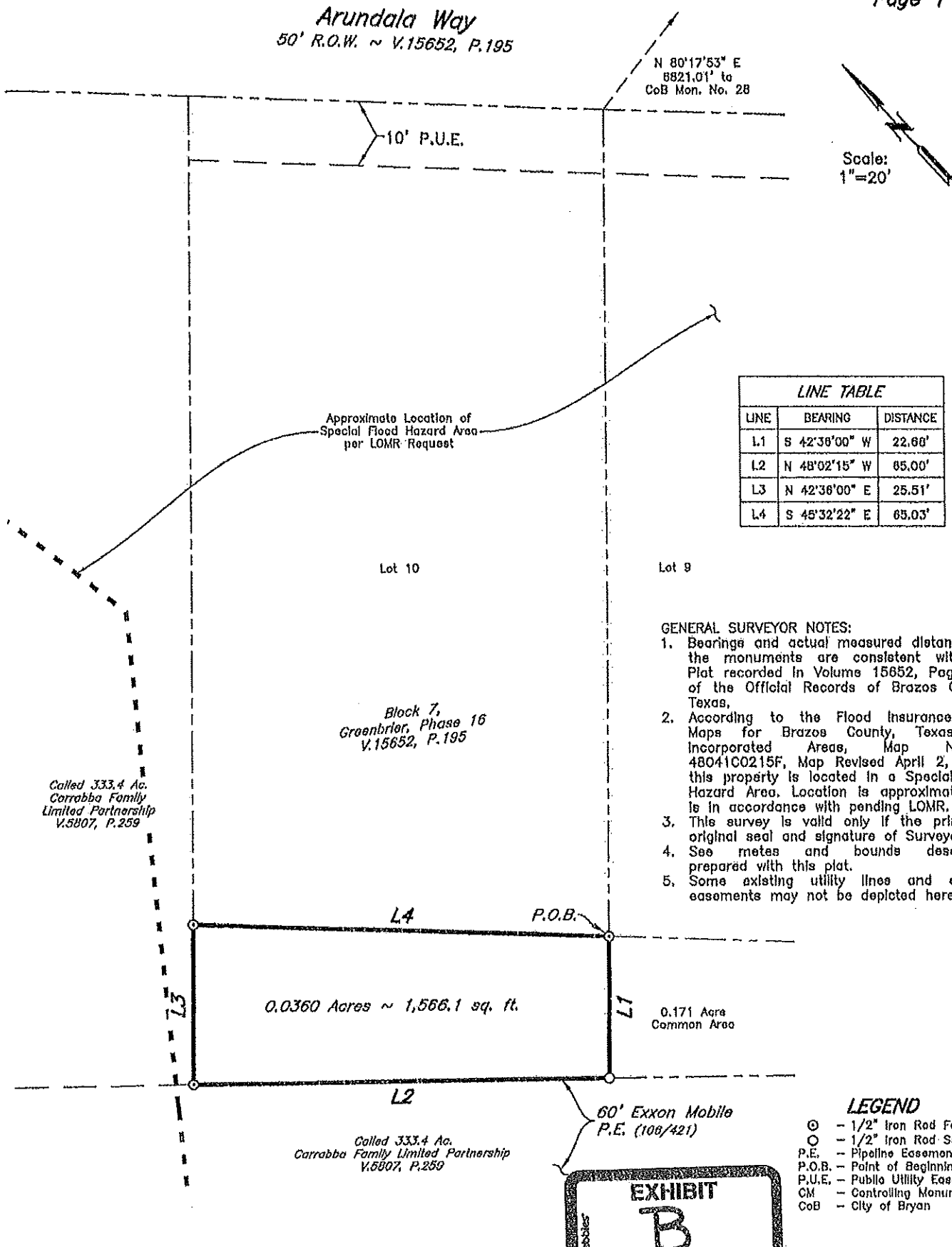
I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on August, 2020.

See survey plat on Page 1 of 2  
for additional information.



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 10150025-005-09 Texas Firm Registration No. 10103300

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FIELD NOTES  
0.0360 ACRES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, in Bryan, Brazos County, Texas and being part of the 0.171 acre Common Area tract as depicted on the Final Plat of GREENBRIER PHASE 16 recorded in Volume 15652, Page 195 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of Lot 10, Block 7 and the west corner of Lot 9, Block 7 of said GREENBRIER PHASE 16, said iron rod being in the northeast line of the said 0.171 acre Common Area tract;

THENCE: S 42°36'00" W into and through the said 0.171 acre Common Area tract for a distance of 22.68 feet to a 1/2-inch iron rod set for the south corner of this tract and being in a northeast line of the called 333.4 acre Carrabba Family Limited Partnership tract recorded in Volume 5807, Page 259 (O.R.B.C.);

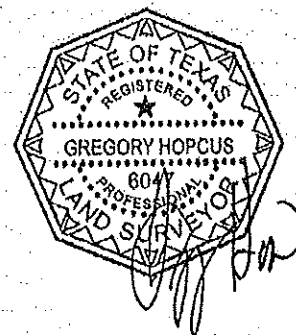
THENCE: along the common line of the said 0.171 acre Common Area tract and the called 333.4 acre Carrabba Family Limited Partnership tract for the following two (2) calls;

- 1) N 48°02'15" W along the common line of the said for a distance of 65.00 feet to a found 1/2-inch iron rod, and
- 2) N 42°36'00" E for a distance of 25.51 feet to a found 1/2-inch iron rod marking the west corner of said Lot 10, Block 7;

THENCE: S 45°32'22" E along the common line of the said 0.171 acre Common Area tract and said Lot 10, Block 7 for a distance of 65.03 feet to the POINT OF BEGINNING and containing 0.0360 acres (1,566.1 square feet) of land.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on August, 2020.

See survey plat on Page 1 of 2  
for additional information.



**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1414271  
Volume : 16572  
ERecordings - Real Property

Recorded On: December 07, 2020 02:22 PM

Number of Pages: 7

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

Total Recording: \$50.00

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

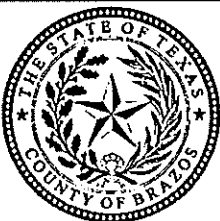
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1414271  
Receipt Number: 20201207000109  
Recorded Date/Time: December 07, 2020 02:22 PM  
User: Susie C  
Station: CCLERK01

**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