

SECOND SUPPLEMENTARY DECLARATION
OF
COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS
OF
GREEN BRANCH RIDGE PHASE I, PHASE III, PHASE IV and PHASE V

WHEREAS, the owners of the property located in Green Branch Ridge Phase V, a subdivision in Brazos County, Texas according to plat recorded in Volume 13877, page 58, Official Records, Brazos County, Texas (the "Subdivision") make this Supplementary Declaration of Covenants, Conditions, Reservations and Restrictions effective as of the 1st day of May, 2017;

WHEREAS this Supplementary Declaration relates to the Declaration of Covenants, Conditions, Reservations and Restrictions of Green Branch Ridge Phase I dated September 8, 2000 recorded in Volume 3927, page 111, Official Records, Brazos County, Texas ("Declaration") and the Supplementary Declaration of Covenants, Conditions, Reservations and Restrictions dated May 5, 2014 recorded in Volume 11995, page 135, Official Records, Brazos County, Texas ("Supplementary Declaration") and Amended Supplementary Declaration of Covenants, Conditions, Reservations and Restrictions dated effective May 1, 2014 recorded in Volume 12300, page 261, Official Records, Brazos County, Texas ("Amended Supplementary Declaration");

WHEREAS, on February 28, 2017, **BEARD FAMILY PARTNERSHIP, L.P.**, a Texas limited partnership, filed a plat of **GREEN BRANCH RIDGE PHASE V** (consisting of 33.40 acres) in Volume 13877, page 58, Official Records, Brazos County, Texas;

WHEREAS, the land located in Green Branch Ridge Phase V according to the plat thereof is collectively called the "Added Land" in this Supplementary Declaration and such Added Land is more particularly described on Exhibit "A" attached hereto and made a part hereof;

WHEREAS, the owners of the Added Land wish to subject the Added Land to the Declaration and its covenants, conditions, restrictions and obligations as set forth in the Declaration, the Supplementary Declaration and the Amended Supplementary Declaration, and the rights, privileges, duties and liabilities of the persons subject to the Declaration, Supplementary Declaration and Amended Supplementary Declaration shall be the same with respect to the Added Land as they are with respect to the lands originally covered by the Declaration.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT:

1. All of the Added Land shall be held, sold, conveyed and occupied subject to the covenants, conditions, restrictions, liens and charges stated in the Declaration, Supplementary Declaration and Amended Supplementary Declaration, which are for the purpose of preserving the

value and desirability of, and which shall run with, the Added Land and shall be binding on all parties having any right, title or interest in or to the Added Land or any part thereof, their heirs, successors, and assigns, and which shall inure to the benefit of each owner thereof; and


2. Each contract or deed that may hereafter be executed with regard to the Added Land or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to the covenants, conditions and restrictions stated in the Declaration, Supplementary Declaration and Amended Supplementary Declaration regardless of whether or not the same are set out or referred to in said contract or deed.

3. As to Lots 8, 9, 10 and 11 in Green Branch Ridge Phase V, no building or structure shall be located on any PARCEL nearer to the front property line than sixty-six feet (66'). For all other lots in Phase V, no building or structure shall be located on any PARCEL nearer to the front property line than fifty feet (50').

IN WITNESS WHEREOF, the owners of the Added Land have executed this Second Supplementary Declaration effective as of this 1st day of May, 2017.

OWNERS:

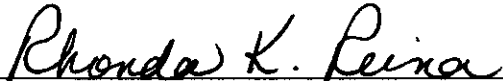
BEARD FAMILY PARTNERSHIP, L.P.

By: 
JAMES L. BEARD, President of LHB, Inc.,
General Partner

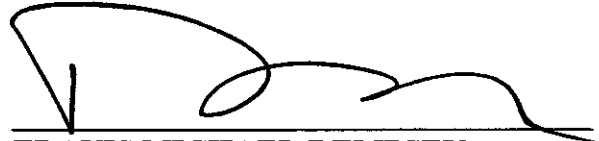
STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me this 17 day of May, 2017, by **JAMES L. BEARD**, President of LHB, INC., a Texas corporation, on behalf of said corporation, and the corporation acknowledged this instrument as partner on behalf of **BEARD FAMILY PARTNERSHIP**, a Texas limited partnership.


Notary Public, State of Texas





TRAVIS MICHAEL DEMPSEY
Owner Lot 14, Phase V

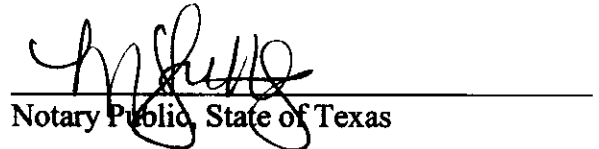
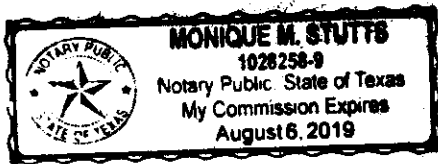


PENNY LAIN DEMPSEY
Owner Lot 14, Phase V

STATE OF TEXAS §

COUNTY OF BRAZOS §

This document was acknowledged before me this 24 day of MAY, 2017, by **TRAVIS MICHAEL DEMPSEY and PENNY LAIN DEMPSEY.**



Notary Public, State of Texas



JOHN ROBERT MORITZ
Owner Lot 11, Phase V

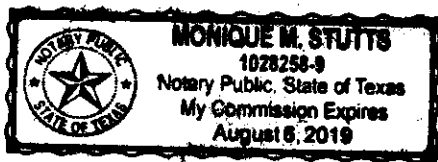



ELLEN SUGAREK MORITZ
Owner Lot 11, Phase V

STATE OF TEXAS §

COUNTY OF BRAZOS §

This document was acknowledged before me this 31 day of MAY, 2017, by **JOHN ROBERT MORITZ and ELLEN SUGAREK MORITZ.**





Notary Public, State of Texas

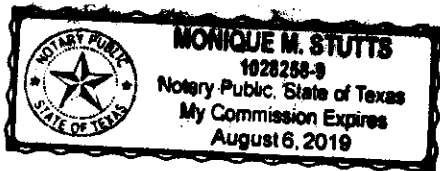

JUSTIN H. MANNING
Owner Lot 10, Phase V

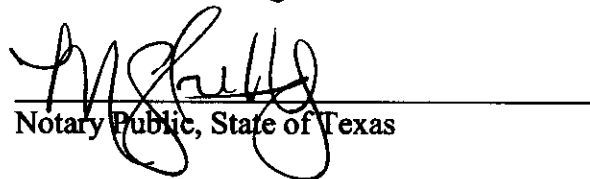

SARAH F. MANNING
Owner Lot 10, Phase V

STATE OF TEXAS §

COUNTY OF BRAZOS §

This document was acknowledged before me this 10 day of JUNE, 2017, by
JUSTIN H. MANNING and SARAH F. MANNING.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
LAW OFFICES OF LARRY G. HOLT
1707 Broadmoor, Suite 103
Bryan, Texas 77802

Green Branch Ridge Subdivision
Phase 5
33.04 Acre Tract
Richardson Perry Survey, A-44
Brazos County, Texas

Doc 01299557 Bk OR Vol 14068 Pg 268

Field notes of a 33.04 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and consisting of the following tracts:

Part of the called 151.312 acre tract described in the deed from Berry Alvin Risinger, Jr., to The Beard Family Partnership, recorded in Volume 2752, Page 01, of the Official Records of Brazos County, Texas;

Part of the called 25.94 acre tract (18 acres and 7.94 acres) described as tract 1 and part of the called 37.2 acres described as Tract 4 in the deed from James B. Beard, et ux, to Greenbranch Partners, Ltd, as recorded in Volume 2513, Page 30, of the Official Records of Brazos County, Texas, and said 33.04 acre tract being more particularly described as follows:

BEGINNING at the ½" iron rod and cap found marking the north corner of Lot 11, Block 1 of Green Branch Ridge, Phase One, according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas;

THENCE S 51° 34' 22" W along the northwest line of the beforementioned Lot 11, Block 1 for a distance of 154.99 feet to a ½" iron rod and cap found at the east corner of Lot 10, Block 1, Green Branch Ridge, Phase One;

THENCE N 76° 34' 09" W along the north line of Lot 10, Block 1, adjacent to a fence, for a distance of 485.53 feet to the west right-of-way line of Juliette Trail (previously known as Green Branch Trail and as Olive Branch Trail), same being in the east line of Lot 2, Block 1, Green Branch Ridge, Phase Two-A according to the plat recorded in Volume 8684, Page 252, of the Official Records of Brazos County, Texas, and being in a curve, concave to the west, having a radius of 410.51 feet;

Northerly along the easterly line of Lot 2, Block 1, Green Branch Ridge, Phase Two-A, same being the proposed westerly right-of-way line of Juliette Trail (70' wide right-of-way), as follows:

Northerly along said curve, for an arc distance of 240.12 feet to a ½" iron rod set at the end of this curve, the chord bears N 03° 17' 47" W - 236.71 feet,
N 20° 03' 13" W for a distance of 105.80 feet to a ½" iron rod and cap found at the north corner of Lot 2, Block 1, (1.85 acres);

THENCE S 72° 52' 03" W along the north line of the beforementioned Lot 2, Block 1 and Lot 1, Block 1, Green Branch Ridge, Phase Two-A, for a distance of

350.53 feet to a ½" iron rod and cap found at the northerly and easterly southeast corner of Lot 43 of Green Branch Ridge, Phase Four, according to the plat recorded in Volume 11960, Page 55, of the Official Records of Brazos County, Texas;

THENCE along the lines of the beforementioned Lot 43, as follows:

- N 17° 07' 57" W for a distance of 220.45 feet to a ½" iron rod and cap found,
- S 72° 52' 03" W at a distance of 261.63 feet, pass a ½" iron rod and cap found, continue on, for a total distance of 286.63 feet to the northwest corner of Lot 43, same being a northeast corner of Lot 41, Green Branch Ridge, Phase Four and being in the center of Steep Hollow Branch Tributary 5;

THENCE along the centerline meanders of Steep Hollow Branch Tributary 5 as shown on the beforementioned plat of Green Branch Ridge, Phase Four, as follows:

- N 21° 58' 47" W for a distance of 7.01 feet,
- S 43° 05' 33" W for a distance of 37.18 feet,
- N 49° 57' 07" W for a distance of 20.82 feet,
- N 04° 57' 05" W for a distance of 21.68 feet,
- N 33° 00' 48" W for a distance of 43.78 feet,
- N 49° 03' 08" W for a distance of 37.31 feet,
- N 12° 01' 42" W for a distance of 105.65 feet,
- S 86° 53' 48" W for a distance of 30.58 feet,
- N 21° 47' 27" W for a distance of 16.61 feet,
- N 58° 44' 15" E for a distance of 20.17 feet,
- N 28° 18' 27" E for a distance of 19.31 feet,
- N 09° 01' 26" W for a distance of 54.07 feet,
- N 41° 21' 59" W for a distance of 15.48 feet,
- N 67° 52' 14" W for a distance of 18.85 feet,
- N 08° 28' 10" W for a distance of 29.81 feet,
- N 31° 46' 49" E for a distance of 11.01 feet,
- N 67° 28' 51" E for a distance of 6.40 feet,
- N 06° 21' 55" W for a distance of 68.60 feet,
- N 37° 08' 20" W for a distance of 26.38 feet,
- S 73° 38' 46" W for a distance of 43.03 feet,
- N 44° 59' 22" W for a distance of 70.15 feet,
- N 10° 22' 23" W for a distance of 18.98 feet,
- N 35° 59' 21" E for a distance of 43.71 feet,
- N 00° 44' 17" W for a distance of 11.08 feet,
- N 37° 14' 15" W for a distance of 51.20 feet,
- N 58° 04' 51" E for a distance of 15.88 feet,
- N 80° 47' 10" W for a distance of 57.69 feet,
- N 75° 25' 18" W for a distance of 49.63 feet,
- N 20° 34' 35" E for a distance of 19.66 feet,
- N 66° 32' 41" W for a distance of 27.66 feet,

N 54° 58' 36" E for a distance of 68.34 feet,
N 41° 01' 45" W for a distance of 37.52 feet,
S 89° 49' 44" W for a distance of 24.22 feet,
S 49° 09' 16" W for a distance of 47.18 feet,
N 47° 05' 40" W for a distance of 19.35 feet,
N 07° 34' 07" W for a distance of 25.31 feet to the northeast corner of Lot 39, Green Branch Ridge, Phase Four, same being in the southerly line of Lot 16, Block 2, Easterling Estates, according to the plat recorded in Volume 4584, Page 75, of the Official Records of Brazos County, Texas, and being at the junction of Steep Hollow Branch Tributary 5 and another Steep Hollow Branch Tributary as shown on said Easterling Estates plat;

THENCE along the lines of the beforementioned Easterling Estates and Easterling Estates Replat, recorded in Volume 5488, Page 182, of the Official Records of Brazos County, Texas, called to be being along said Steep Hollow Tributary (the thread of the stream meanders on either side of this line), and same being along the northwesterly line of the beforementioned 151.312 acre and 18 acre tracts, as follows:

N 84° 55' 23" E for a distance of 39.76 feet,
N 46° 41' 57" E for a distance of 132.97 feet,
N 06° 03' 16" W for a distance of 38.47 feet,
N 32° 16' 33" E for a distance of 73.43 feet,
N 87° 28' 40" E for a distance of 63.29 feet,
N 36° 21' 02" E for a distance of 123.42 feet to the common corner of Lot 16, Block 2, Easterling Estates, and Lot 14A, Block 2, Easterling Estates Replat (5488/182),
N 70° 14' 15" E for a distance of 72.62 feet,
S 58° 54' 12" E for a distance of 63.53 feet,
N 83° 27' 21" E for a distance of 30.41 feet,
N 19° 00' 32" E for a distance of 108.24 feet,
N 64° 55' 15" E for a distance of 89.47 feet,
N 25° 47' 30" E for a distance of 69.46 feet,
N 33° 22' 54" E for a distance of 38.46 feet to the east corner of Lot 14A, Block 2, Easterling Estates Replat (5488/182), and being in the southwest line of Lot 13, Steep Hollow Circle Drive Addition, according to the plat recorded in Volume 292, Page 391, of the Deed Records of Brazos County, Texas;

THENCE along the southerly lines of Steep Hollow Circle Drive Addition, called to be along said Steep Hollow Branch Tributary (the thread of the stream meanders on either side of this line), same being along the northerly line of the beforementioned 18 acre and 37.2 acre tracts, as follows:

S 46° 23' 25" E for a distance of 46.02 feet,

S 56° 49' 42" E for a distance of 188.73 feet,
S 20° 29' 53" E for a distance of 327.00 feet,
N 85° 52' 32" E at a distance of 37.91 feet, pass proposed lot corner,
from which a 1/2" iron rod set for reference bears S
05° 22' 03" E – 75.00 feet, continue on, for a total
distance of 168.19 feet,
N 25° 00' 47" E for a distance of 249.55 feet,
S 72° 59' 43" E for a distance of 231.06 feet and corner, from which
the southeast corner of Lot 15, Steep Hollow Circle
Drive Addition bears S 72° 59' 43" E – 49.28 feet
(and from said southeast corner of Lot 15, a 1/2" iron
rod found bears N 07° 35' 15" W – 19.79 feet;

THENCE through the interior of the beforementioned 37.2 acre tract, the
beforementioned 18 acre tract and the beforementioned 151.312 acre tract, as follows:

S 03° 46' 17" W for a distance of 288.48 feet,
S 09° 58' 22" E for a distance of 886.33 feet,
S 48° 19' 23" E for a distance of 257.96 feet to the **PLACE OF
BEGINNING**, containing 33.04 acres of land, more
or less.

Cec2016-Green Branch Ridge Ph. 5 – 33.04ac - 412710

Filed for Record in:
BRAZOS COUNTY

On: Jun 07, 2017 at 01:12P

As a
Recording

Document Number: 01299557

Amount 58.00

Receipt Number - 604472

By
Susie Cohen

STATE OF TEXAS

COUNTY OF BRAZOS

I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Jun 07, 2017

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY