

153547

BILL & RETURN TO:  
BRAZOS COUNTY ABSTRACT COMPANY  
GF# 153547 *Beu*

Doc 01155051 Bk OR Vol 11328 Pg 289

**SUPPLEMENTARY DECLARATION**

**OF**

**COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS**

**OF**

**GREEN BRANCH RIDGE PHASE I AND PHASE III**

**WHEREAS**, the owners of the property located in Green Branch Ridge Phase III, a subdivision in Brazos County, Texas according to plat recorded in Volume 11068, page 269, Official Records, Brazos County, Texas (the "Subdivision") and the owners of a certain 1.16 acre tract of land adjacent to the Subdivision make this Supplementary Declaration of Covenants, Conditions, Reservations and Restrictions effective as of the 30<sup>th</sup> day of April, 2013.

**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");

**WHEREAS**, on December 20, 2012, **BEARD FAMILY PARTNERSHIP, L.P.**, a Texas limited partnership, filed a plat of **GREEN BRANCH RIDGE PHASE III** (consisting of 27.88 acres) in Volume 11068, page 269, Official Records, Brazos County, Texas;

**WHEREAS**, the land located in Green Branch Ridge Phase III according to the plat thereof and the 1.16 acre tract of land adjacent to the Subdivision 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, and the rights, privileges, duties and liabilities of the persons subject to the 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, 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 regardless of whether or not the same are set out or referred to in said contract or deed.

IN WITNESS WHEREOF, the owners of the Added Land have executed this Supplementary Declaration effective as of this 22 day of April, 2013.

Owner of Lots 11-16 and 17-21

**BEARD FAMILY PARTNERSHIP, L.P.**

By:

  
**JAMES L. BEARD**, President of LHB, Inc.,  
General Partner

Owners of Lot 22:


  
**THOMAS AUTRY WALLIS**

  
**SHARON NICOLE WALLIS**

Owner of Lot 9:

**BLUESTONE PARTNERS, LLC**

By:

  
**John Caleb Venable**, Managing Member

Owners of Lot 10:

  
**JUSTIN SPRINGER**

  
**LESLIE SPRINGER**

Owners of Lots 23 and 24:

  
**JOSEPH R. RODELL**

  
**ANGIE S. RODELL**

Owners of 1.16 acres:

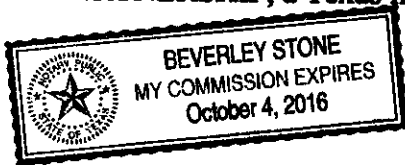
*Adam Janac*  
ADAM JANAC

*Carolyn Janac*  
CAROLYN JANAC

STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me this 25 day of April, 2013, 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.

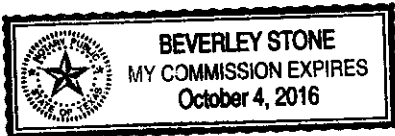


*Beverley Stone*  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me this 22 day of April, 2013, by John Caleb Venable, Managing Member of BLUESTONE PARTNERS, LLC, a Texas limited liability company, on behalf of said company.

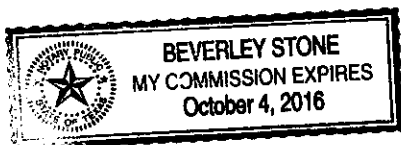


*Beverley Stone*  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me this 30 day of April, 2013, by **JUSTIN SPRINGER** and **LESLIE SPRINGER**.

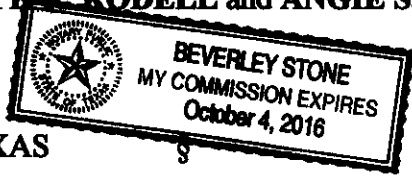


*Beverley Stone*  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me this 30 day of April, 2013, by **JOSEPH R. RODELL** and **ANGIE S. RODELL**.

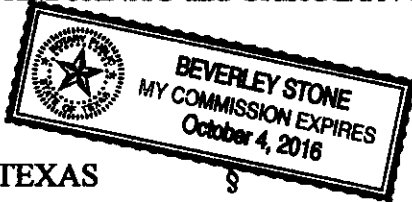


Beverley Stone  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me this 25 day of April, 2013, by **ADAM JANAC** and **CAROLYN JANAC**.



Beverley Stone  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me this 9 day of May, 2013, by **THOMAS AUTRY WALLIS** and **SHARON NICOLE WALLIS**.



Tiffany Lee  
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 3  
27.88 Acre Tract  
Richardson Perry Survey, A-44  
Brazos County, Texas

Field notes of a 27.88 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and being part of the 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, and said 27.88 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at the base of a 2" steel fence corner marking the south corner of the beforementioned 151.312 acre tract and in the northwest line of Steep Hollow Road, the intersection of the southwest line of an 86.0 acre tract described in the deed to B. A. Risinger, recorded in Volume 49, Page 212, of the Deed Records of Brazos County, Texas, with the northwest line Steep Hollow Road bears S 44° 13' W - 343 feet plus or minus;

**THENCE** N 46° 42' 06" W along the southwest line of the beforementioned 151.312 acre tract and through the 86.0 acre tract, adjacent to a fence, for a distance of 1136.29 feet to a 1/2" iron rod found marking an angle point in the said 151.312 acre tract;

**THENCE** N 31° 38' 09" E for a distance of 308.73 feet to a 1/2" iron rod and cap set in the southwest line of Green Branch Loop - 70' wide right-of-way, same being a curve, concave to the northeast, having a radius of 535.00 feet;

**THENCE** Northwestery along said curve, same being the southwest right-of-way line of Green Branch Loop, for an arc distance of 57.65 feet to a 1/2" iron rod and cap set at the end of this curve, the chord bears N 53° 06' 58" W - 57.63 feet;

**THENCE** N 39° 58' 16" E crossing Green Branch Loop, for a distance of 70.00 feet to a 1/2" iron rod and cap set in the northeast right-of-way line of Green Branch Loop, same being a curve, concave to the northeast, having a radius of 465.00 feet;

**THENCE** Southeastery along said curve, same being the northeast right-of-way line of the beforementioned Green Branch Loop, for an arc distance of 15.61 feet to a 1/2" iron rod and cap set, the chord bears S 50° 59' 27" E - 15.61 feet;

**THENCE** N 31° 38' 09" E for a distance of 563.09 feet to a 1/2" iron rod and cap set in the southwest line of Block 1, Green Branch Ridge, Phase One, according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas;

**THENCE** along the southwest line of the beforementioned Block 1, Green Branch Ridge, Phase One, as follows:

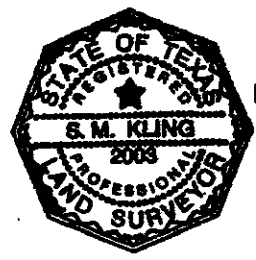
S 51° 03' 53" E	for a distance of 721.71 feet to a 1/2" iron rod and cap set,
S 49° 31' 09" E	for a distance of 312.17 feet to a 1/2" iron rod and cap set,
S 50° 01' 25" E	for a distance of 26.09 feet and corner in the northwest line of Lot 1R-2, according to the Replat of Lot 1, Block 1, Green Branch Ridge, Phase One, recorded in Volume 4200, Page 125, of the Official Records of Brazos County, Texas, from which a 1/2" iron rod and cap found bears N 04° 26' E - 0.25 feet;

Green Branch Ridge Subdivision - Phase 3  
27.88 Acre Tract  
Richardson Perry Survey, A-44  
Brazos County, Texas  
Continued - Page 2

THENCE along the northwest and southwest lines of the beforementioned Replat of Lot 1, Block 1, Green Branch Ridge, Phase One, as follows:

S 20° 32' 42" W for a distance of 26.06 feet, from which a 1/2" iron rod and cap found bears N 14° 23' E - 0.28 feet,  
S 45° 30' 53" E for a distance of 306.25 feet to a 1/4" iron rod found at a 3" creosote post fence corner marking the south corner of Lot 1R-1, according to the Replat of Lot 1, Block 1, Green Branch Ridge Phase One, said 1/4" iron rod also lying in the northwest line of Steep Hollow Road;

THENCE S 44° 13' 11" W along the northwest fenced line of the beforementioned Steep Hollow Road, for a distance of 959.95 feet to the PLACE OF BEGINNING, containing 27.88 acres of land, more or less.



Surveyed: July, 2012

By: *S.M. Kling*  
S. M. Kling  
R.P.L.S. No. 2003

Prepared 09/12/12  
Revised 10/31/12  
ks12-drd@beard - 27.88ac.wpd

Exhibit "A" - Page 2

Green Branch Ridge  
1.16 Acre Tract  
Richardson Perry Survey, A-44  
Brazos County, Texas

Field notes of a 1.16 acre tract or parcel of land, lying and being situated in the Richardson Perry Survey, Abstract No. 44, Brazos County, Texas, and being part of the 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, and said 1.16 acre tract, being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod and cap found marking the north corner of Lot 9 - 2.16 acres, Green Branch Ridge Subdivision, Phase 3, according to the plat recorded in Volume 11068, Page 269, of the Official Records of Brazos County, Texas, and in the southwest line of Lot 6, Block 1, Green Branch Ridge, Phase 1, according to the plat recorded in Volume 3971, Page 189, of the Official Records of Brazos County, Texas;

**THENCE** S 31° 38' 09" W along the northwest line of the beforementioned Lot 9, for a distance of 429.55 feet and corner in the centerline of Tributary 5 - Steep Hollow Branch, a 1/2" iron rod and cap found marking the west corner of said Lot 9 and in the northeast right-of-way line of Green Branch Loop - 70' wide right-of-way, bears S 31° 38' 09" W - 133.54 feet;

**THENCE** along the centerline of Tributary 5 - Steep Hollow Branch, as follows:

N 13° 57' 02" W	for a distance of 5.80 feet,
N 37° 32' 12" W	for a distance of 17.81 feet,
N 14° 17' 29" E	for a distance of 15.82 feet,
N 23° 43' 37" W	for a distance of 15.11 feet,
N 01° 47' 31" E	for a distance of 13.77 feet,
N 14° 53' 22" W	for a distance of 22.48 feet,
N 06° 20' 29" E	for a distance of 7.68 feet,
N 66° 05' 05" E	for a distance of 32.28 feet,
N 28° 20' 39" E	for a distance of 10.11 feet,
N 14° 36' 24" W	for a distance of 24.75 feet,
N 33° 05' 59" E	for a distance of 8.75 feet,
N 06° 06' 55" W	for a distance of 18.97 feet,
N 28° 19' 57" W	for a distance of 63.70 feet,
N 40° 42' 38" E	for a distance of 35.84 feet,
N 79° 45' 20" E	for a distance of 38.48 feet,
N 05° 47' 17" W	for a distance of 13.19 feet,
N 83° 47' 55" W	for a distance of 14.22 feet,
N 37° 15' 04" W	for a distance of 31.97 feet,
N 09° 54' 08" W	for a distance of 20.04 feet,
N 16° 31' 46" E	for a distance of 9.70 feet,
N 31° 54' 20" E	for a distance of 15.17 feet,
N 89° 55' 54" E	for a distance of 18.57 feet,
N 09° 17' 16" E	for a distance of 28.39 feet,
N 36° 53' 10" E	for a distance of 16.64 feet,
N 02° 00' 03" W	for a distance of 49.48 feet,
N 77° 52' 44" E	for a distance of 13.98 feet,
N 55° 20' 33" E	for a distance of 0.18 feet,
N 07° 40' 53" E	for a distance of 47.92 feet,
N 30° 34' 55" E	for a distance of 10.50 feet to a 1/2" iron rod set in the southwest line of Lot 7, Block 1, Green Branch Ridge Subdivision, Phase 1;

**THENCE** S 51° 03' 53" E along the southwest line of the beforementioned Block 1, Green Branch Ridge, Phase 1, for a distance of 194.03 feet to the **PLACE OF BEGINNING**, containing 1.16 acres of land, more or less.

Surveyed: March, 2013

By:

S. M. Kling  
R.P.L.S. No. 2003

Prepared 03/14/13  
Kea13-Green Branch Ridge - 1.16ac - 412704.docx

Filed for Record in:  
BRAZOS COUNTY

On: May 10, 2013 at 10:23A

As a  
NO LABEL RECORDING

Document Number: 01155051

Amount 44.00

Receipt Number - 470413

By,  
Kala Brunner

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.

May 10, 2013

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY