

**SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS,
RESERVATIONS AND RESTRICTIONS OF
COOK CROSSING SUBDIVISION, PHASE 2**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BRAZOS §

THAT, WHEREAS, COOK CROSSING, LLC, a Texas limited liability company (“Declarant”), is the owner of all that certain real property located in Brazos County, Texas, which has heretofore been platted and subdivided into that certain subdivision known as Cook Crossing Subdivision, Phase 2, according to plat filed for record in Volume 20449, Page 146, Official Records of Brazos County, Texas (“Plat”);

WHEREAS, Declaration of Covenants, Conditions, Reservations and Restrictions of Cook Crossing Subdivision was filed for record in Volume 17733, Page 30, Official Records of Brazos County, Texas (“Declaration”);

WHEREAS, the Declaration was amended by that certain Supplementary Declaration and First Amendment of Covenants, Conditions, Reservations and Restrictions of Cook Crossing Subdivision, Phase 4, filed for record in Volume 19361, Page 171, Official Records of Brazos County, Texas.

WHEREAS, Article X. Section 7 of the Declaration allows the Declarant to bring within the scheme of the Declaration additional properties and thereby subjecting such additional lands to the Declaration;

WHEREAS, Declarant desires to add additional land known as Cook Crossing Subdivision, Phase 2, according to Plat, and making such land subject to the Declaration;

NOW, THEREFORE, The Declaration is adopted as part of and shall apply to all of the land included in Cook Crossing Subdivision, Phase 2, and any future phases. The Declaration is equally for the benefit of all current and subsequent owners of land in Cook Crossing Subdivision, Phase 2, and any future phases, and accordingly, shall be covenants running with the land. For purposes of Article II. Section A.18, of the Declaration, the "50' Buffer and Vegetation Conservation Area" as it relates to Phase 2 is described in Exhibit "A," attached hereto.

EXECUTED by the Declarant to be effective as of March 27, 2026.

DECLARANT:

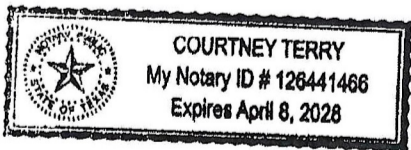
COOK CROSSING, LLC,
a Texas limited liability company

By: *William J. Lero*
William J. Lero

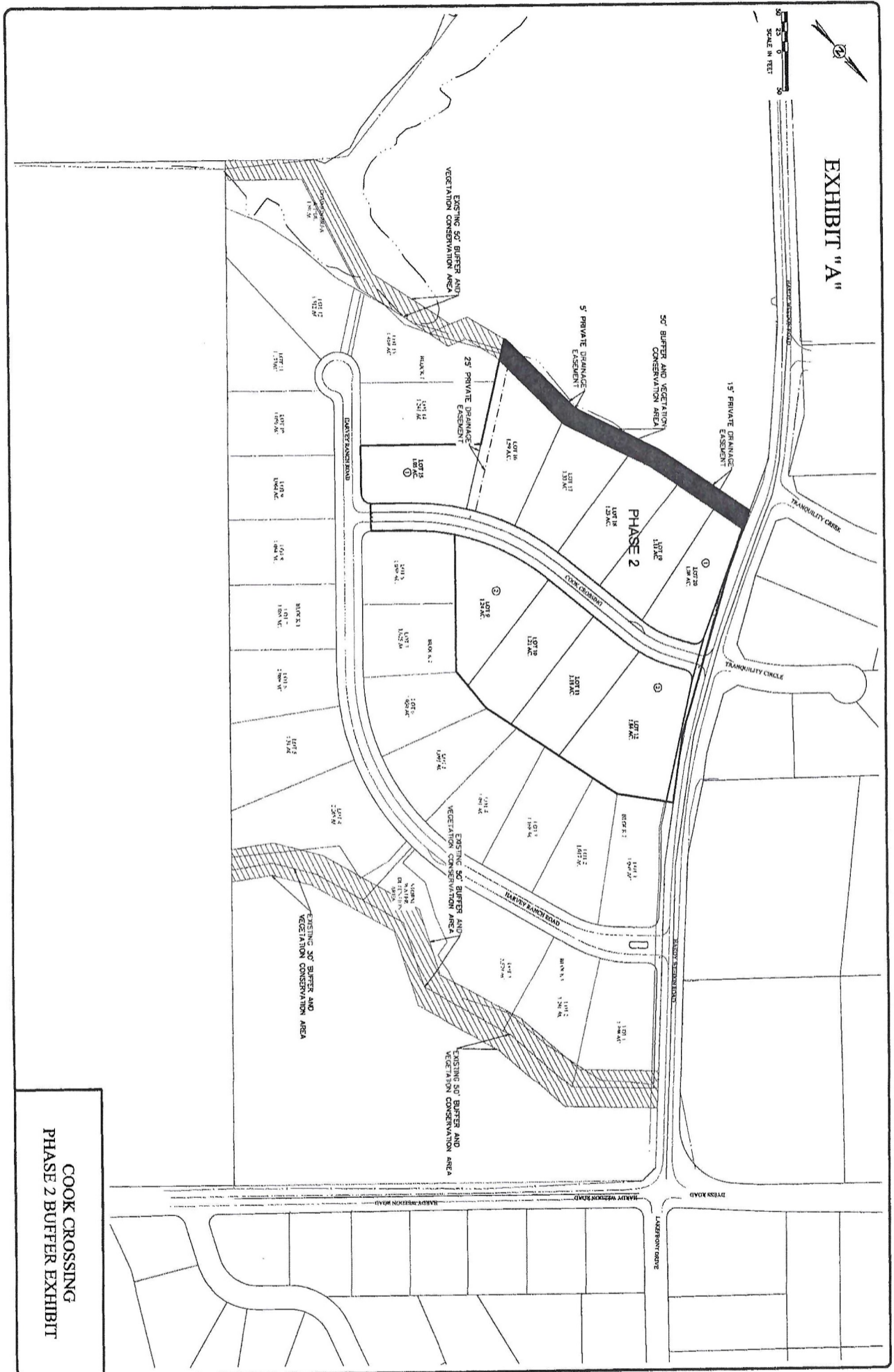
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 30 day of March, 2026, by William J. Lero, Manager of COOK CROSSING, LLC, a Texas limited liability company, on behalf of said entity.



Courtney Terry
Notary Public, State of Texas





VG-267-2026-1582005

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1582005
Volume : 20451

Real Property Recordings

Recorded On: March 30, 2026 10:04 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 1582005
Receipt Number: 20260330000054
Recorded Date/Time: March 30, 2026 10:04 AM
User: Jacqueline V
Station: CCLERK06

Record and Return To:

COOK CROSSING LLC
P.O. BOX 3462
BRYAN TX 77805



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