



October 29, 2014

Mr. Joseph Dunn
Deputy City Manager
City of Bryan, Texas
PO Box 100
Bryan, TX 77805

Re: Bryan/Traditions, LP

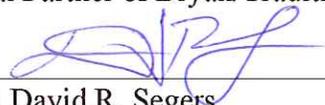
Dear Joey,

This letter is in reference to my earlier letter on August 6, 2014 requesting BCDI contribute two separate tracts comprised of 13.75 acres and 1.89 acres out of the J.H. Jones Survey, A-26, Bryan, Brazos County, Texas into Bryan/Traditions, LP.

We have updated our original land plan and would like to revise the 13.75 acres tract mentioned above to a slightly altered 13.837 acres. Attached is the revised metes and bounds description. Please let me know if you have questions or need any further information.

Sincerely,

TRADITIONS ACQUISITION
PARTNERSHIP GP, LLC,
a Texas limited liability company,
General Partner of Bryan/Traditions, L.P.

By: 
Name: David R. Segers
Title: Vice President

ACKNOWLEDGED AND AGREED:
BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED,
a Texas local government corporation

By: _____
Name: _____
Title: _____
Date: _____

**METES AND BOUNDS DESCRIPTION
OF A
13.837 TRACT
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W.) MARKING THE SOUTHEAST CORNER OF A CALLED 8.47 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS A&M UNIVERSITY SYSTEM RECORDED IN VOLUME 11936, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID 8.47 ACRE TRACT FOR THE FOLLOWING CALLS:

N 46° 23' 49" W FOR A DISTANCE OF 61.96 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 190.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 135° 20' 01" FOR AN ARC DISTANCE OF 448.78 FEET (CHORD BEARS: N 55° 20' 31" W – 351.50 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 12° 19' 30" E FOR A DISTANCE OF 228.47 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 180.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 53' 09" FOR AN ARC DISTANCE OF 115.88 FEET (CHORD BEARS: N 06° 07' 05" W - 113.89 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 24° 33' 39" W FOR A DISTANCE OF 125.10 FEET TO A 1/2 INCH IRON ROD FOUND;

S 86° 25' 20" W FOR A DISTANCE OF 37.97 FEET TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND THE REMAINDER OF A CALLED 51.87 ACRE TRACT DESCRIBED AS TRACT SIX BY A DEED TO TRADITIONS CLUB BRYAN, LLC RECORDED IN VOLUME 9444, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 8.47 ACRE TRACT;

THENCE: N 03° 35' 54" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID REMAINDER OF 51.87 ACRE TRACT FOR A DISTANCE OF 148.60 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR THE FOLLOWING CALLS:

N 86° 22' 47" E FOR A DISTANCE OF 77.97 FEET TO A ½ INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 80.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 44' 34" FOR AN ARC DISTANCE OF 62.47 FEET (CHORD BEARS: S 71° 14' 56" E – 60.90 FEET) TO A ½ INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 48° 52' 39" E FOR A DISTANCE OF 91.46 FEET TO A ½ INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 72.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 52' 48" FOR AN ARC DISTANCE OF 57.65 FEET (CHORD BEARS: S 71° 49' 03" E - 56.13 FEET) TO A ½ INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 85° 14' 34" E FOR A DISTANCE OF 17.76 FEET TO A ½ INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 72.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 42' 04" FOR AN ARC DISTANCE OF 116.49 FEET (CHORD BEARS: S 48° 24' 25" E - 104.19 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 02° 03' 24" E FOR A DISTANCE OF 182.80 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 250.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 47' 26" FOR AN ARC DISTANCE OF 90.72 FEET (CHORD BEARS: S 12° 27' 06" E - 90.22 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 77° 34' 14" E FOR A DISTANCE OF 133.29 FEET TO A 1/2 INCH IRON ROD SET;

N 12° 25' 46" W FOR A DISTANCE OF 25.86 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 532.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 25' 49" FOR AN ARC DISTANCE OF 347.55 FEET (CHORD BEARS: N 06° 17' 08" E - 341.40 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 25° 00' 03" E FOR A DISTANCE OF 201.59 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 142.50 FEET TO A 1/2 INCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 89.50 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 18.00 FEET TO A 1/2 INCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 11.50 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 38.98 FEET TO A 1/2 INCH IRON ROD SET;

N 25° 00' 03" E FOR A DISTANCE OF 18.00 FEET TO A 1/2 INCH IRON ROD SET;

S 64° 59' 57" E FOR A DISTANCE OF 315.50 FEET TO A 1/2 INCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 43.00 FEET TO A 1/2 INCH IRON ROD SET;

N 64° 59' 57" W FOR A DISTANCE OF 15.00 FEET TO A 1/2 INCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 248.00 FEET TO A 1/2 INCH IRON ROD SET;

S 24° 27' 37" W FOR A DISTANCE OF 53.00 FEET TO A 1/2 INCH IRON ROD SET;

S 25° 00' 03" W FOR A DISTANCE OF 41.64 FEET TO A 1/2 INCH IRON ROD SET

S 02° 11' 18" E FOR A DISTANCE OF 150.43 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 480.00 FEET;

THENCE: ALONG THE NORTHERLY LINE OF SOUTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 24' 10" FOR AN ARC DISTANCE OF 422.25 FEET (CHORD BEARS: S 67° 09' 45" W – 408.77 FEET) TO THE END OF SAID CURVE;

S 41° 57' 40" W FOR A DISTANCE OF 279.21 FEET;

S 42° 48' 53" W FOR A DISTANCE OF 19.37 FEET TO THE **POINT OF BEGINNING** CONTAINING 13.837 ACRES OF LAND, MORE OF LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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