

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

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

THAT BRYAN COMMERCE AND DEVELOPMENT INCORPORATED, a Texas local government corporation (the "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by BRYAN/TRADITIONS, LP, a Texas limited partnership (the "**Grantee**"), has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of that certain real property located in Brazos County, Texas (the "**Land**") described on **Exhibit "A"** which is attached hereto and incorporated herein by reference for all purposes, together with all of Grantor's right, title and interest in and to (i) any improvements currently located thereon; and (ii) the rights, easements, interests, benefits, privileges, and appurtenances pertaining to the Land (said Land, improvements, easements, interests, benefits, privileges, rights and appurtenances being herein collectively referred to as the "**Property**").

This conveyance is made subject to all matters of record.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantor warrants payment of all taxes through and including the calendar year prior to the current calendar year. Taxes for the current calendar year have been prorated as of the date hereof and are expressly assumed by Grantee.

[Signature Page Follows]

EXECUTED this ____ day of _____, 2014.

GRANTOR:

BRYAN COMMERCE AND DEVELOPMENT,
INCORPORATED, a Texas local government
corporation

By: _____
Jason Bienski, President

ATTEST:

MARY LYNNE STRATTA, City Secretary

APPROVED AS TO FORM:

JANIS HAMPTON, City Attorney

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was ACKNOWLEDGED before me on the ____ day of _____, 2014, by Jason Bienski, President of BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED, on behalf of said corporation.

NOTARY PUBLIC, STATE OF TEXAS

ACCEPTED BY GRANTEE:

BRYAN/TRADITIONS, LP, a Texas limited partnership

By: Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, its General Partner

By: _____
W. Spencer Clements, Jr.,
Vice President

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was ACKNOWLEDGED before me on the _____ day of _____, 2014, by W. Spencer Clements, Jr., Vice President of Traditions Acquisition Partnership GP, LLC, a Texas limited liability company, the general partner of BRYAN/TRADITIONS, LP, a Texas limited partnership, acting for and on behalf of said limited partnership.

NOTARY PUBLIC, STATE OF TEXAS

After Recording Return To:

West, Webb, Allbritton & Gentry, P.C.
Attn: Michael H. Gentry
1515 Emerald Plaza
College Station, Texas 77845

EXHIBIT "A"
LEGAL DESCRIPTION OF LAND

Two Tracts Described on Following Pages

Tract 1 of 2

**METES AND BOUNDS DESCRIPTION
OF A
1.89 TRACT
THE TRADITIONS SUBDIVISION, PHASE 22**

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 LOT 2, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 22, ACCORDING TO THE PLAT RECORDED IN VOLUME 11143, PAGE 276 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 SOUTHEAST LINE OF SOUTH TRADITIONS DRIVE (100' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF LOT 1, BLOCK 1 (PHASE 22);

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

N 41° 57' 40" E FOR A DISTANCE OF 198.94 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 380.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 58' 20" FOR AN ARC DISTANCE OF 59.51 FEET (CHORD BEARS: N 46° 26' 50" E – 59.45 FEET) TO THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID LOT 2 FOR THE FOLLOWING CALLS:

S 42° 18' 48" E FOR A DISTANCE OF 250.31 FEET;

S 57° 16' 16" E FOR A DISTANCE OF 69.16 FEET TO A POINT ON THE NORTHWEST LINE OF HSC PARKWAY (125' R.O.W.) MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 737.54 FEET;

THENCE: ALONG THE NORTHWEST LINE OF HSC PARKWAY FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 23' 58" FOR AN ARC DISTANCE OF 172.48 FEET (CHORD BEARS: S 35° 09' 48" W – 172.09 FEET) TO A ½ INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

S 41° 51' 22" W FOR A DISTANCE OF 72.86 FEET TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 2 AND THE EAST CORNER OF SAID LOT 1;

THENCE: N 48° 08' 12" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1 FOR A DISTANCE OF 342.47 FEET TO THE **POINT OF BEGINNING** CONTAINING 1.89 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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Tract 2 of 2

**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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