



September 11, 2015

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

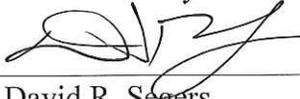
Re: Bryan/Traditions, LP

Dear Joey,

Per our agreement with the City of Bryan, we are requesting to have BCDI contribute property into Bryan/Traditions, LP. In this instance, the Contributed Property is 2.46 acres out of the J.H. Jones Survey, A-26, Bryan, Brazos County, Texas, as described in the attachment hereto.

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
2.46 ACRE 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:

COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF COMMON AREA 2, THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 12534, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID PHASE 27 MARKING AN INTERIOR CORNER OF COMMON AREA 3, PHASE 27, BEARS: S 64° 59' 57" E FOR A DISTANCE OF 142.50 FEET;

THENCE: S 25° 00' 03" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR A DISTANCE OF 3.00 FEET TO THE **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 25° 00' 03" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR A DISTANCE OF 57.00 FEET TO THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 BEARS: S 25° 00' 03" W FOR A DISTANCE OF 141.59 FEET;

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

N 64° 59' 57" W FOR A DISTANCE OF 152.00 FEET;

S 25° 00' 03" W FOR A DISTANCE OF 13.50 FEET;

N 64° 59' 57" W FOR A DISTANCE OF 347.00 FEET;

N 25° 00' 03" E FOR A DISTANCE OF 273.43 FEET;

S 64° 59' 57" E FOR A DISTANCE OF 365.00 FEET;

S 25° 00' 03" W FOR A DISTANCE OF 202.93 FEET;

S 64° 59' 57" E FOR A DISTANCE OF 134.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 2.46 ACRES OF LAND, MORE OR 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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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.

EXECUTED this ____ day of _____, 2015.

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 _____, 2015, 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 _____, 2015, 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

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