

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

METES AND BOUNDS DESCRIPTION
OF A
4.669 ACRE TRACT
J. H. JONES SURVEY, A-26
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 324.83 ACRE TRACT OF LAND 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 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF HSC PARKWAY (125' R.O.W. MARKING THE NORTH CORNER OF A CALLED 20.5424 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CAMWEST TRADITIONS LP RECORDED IN VOLUME 8555, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 862.50 FEET. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 20.5424 ACRE TRACT BEARS: S 41° 43' 57" W FOR A DISTANCE OF 889.53 FEET (DEED CALL: S 41° 44' 35" W - 889.55 FEET, 8555/167) AND A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF HSC PARKWAY BEARS: S 88° 38' 21" W FOR A DISTANCE OF 461.90 FEET;

THENCE: ALONG SAID CURVE AND THE SOUTHEAST LINE OF HSC PARKWAY THROUGH A CENTRAL ANGLE OF 29° 44' 58" FOR AN ARC DISTANCE OF 447.83 FEET (CHORD BEARS: N 58° 13' 58" E - 442.82 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF BIOMEDICAL WAY (63' R.O.W. PER PLAT OF THE TRADITIONS SUBDIVISION, PHASE 23, 11293/184) FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 25' 17" FOR AN ARC DISTANCE OF 35.96 FEET (CHORD BEARS: S 89° 20' 51" E - 32.94 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 48° 08' 12" E FOR A DISTANCE OF 55.07 FEET (PLAT CALL AND MEASURED, 11293/184) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 468.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 08' 44" FOR AN ARC DISTANCE OF 17.54 FEET (CHORD BEARS: S 47° 03' 50" E - 17.54 FEET) (PLAT CALL AND MEASURED, 11293/184) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 45° 59' 28" E FOR A DISTANCE OF 181.41 FEET (PLAT CALL AND MEASURED, 11293/184) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 531.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 08' 44" FOR AN ARC DISTANCE OF 19.90 FEET (CHORD BEARS: S 47° 03' 50" E - 19.90 FEET) (PLAT CALL AND MEASURED, 11293/184) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 48° 08' 12" E FOR A DISTANCE OF 143.76 FEET (PLAT CALL AND MEASURED BEARING, 11293/184) TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET. FOR REFERENCE, A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID BIOMEDICAL WAY RIGHT-OF-WAY BEARS: S 48° 08' 12" E FOR A DISTANCE OF 560.78 FEET, FROM WHICH, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF BIOMEDICAL WAY BEARS: N 41° 51' 48" E FOR A DISTANCE OF 63.00 FEET (PLAT CALL AND MEASURED, 11293/184);

THENCE: THROUGH SAID REMAINDER OF 324.83 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 08' 34" FOR AN ARC DISTANCE OF 38.90 FEET (CHORD BEARS: S 87° 17' 31" W - 35.09 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

THENCE: S 42° 43' 14" W CONTINUING THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 422.19 FEET TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID CALLED 20.5424 ACRE TRACT. SAID IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 20.5424 ACRE TRACT BEARS: S 47° 18' 53" E FOR A DISTANCE OF 648.16 FEET;

THENCE: N 47° 18' 53" W ALONG SAID COMMON LINE FOR A DISTANCE OF 535.87 FEET (TOTAL DEED CALL: N 47° 18' 00" W - 1184.16 FEET, 8555/167) TO THE **POINT OF BEGINNING** CONTAINING 4.669 ACRES OF LAND, AS SURVEYED ON THE GROUND OCTOBER, 2015. SEE PLAT PREPARED OCTOBER, 2015, FOR MORE DESCRIPTIVE INFORMATION. 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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