



October 20, 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 4.669 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

A handwritten signature in black ink, appearing to read 'D. Segers', is written over a horizontal line.

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: _____

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

E:\WORK\MAB\15-870