



May 11, 2016

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 0.563 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
0.563 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:

BEGINNING AT THE MOST EASTERLY NORTH CORNER OF COMMON AREA 1, THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 12534, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEING ON THE WEST LINE OF COMMON AREA 2, PHASE 27, MARKING A SOUTHEAST CORNER OF SAID REMAINDER OF 324.83 ACRE TRACT;

THENCE: S 77° 34' 14" W ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 1 FOR A DISTANCE OF 15.29 FEET;

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

N 12° 20' 57" W FOR A DISTANCE OF 129.78 FEET;

S 77° 49' 34" W FOR A DISTANCE OF 90.00 FEET;

S 12° 20' 57" E FOR A DISTANCE OF 130.18 FEET TO THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 1;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 1 FOR THE FOLLOWING CALLS:

S 77° 34' 14" W FOR A DISTANCE OF 28.00 FEET TO THE BEGINNING OF A CLOCKWISE 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: N 12° 27' 06" W - 90.22 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 02° 03' 24" W FOR A DISTANCE OF 171.41 FEET TO THE NORTHWEST 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 1 BEARS: N 02° 03' 24" W FOR A DISTANCE OF 11.38 FEET;

THENCE: N 77° 34' 17" E THROUGH SAID REMAINDER OF 324.83 ACRE TRACT FOR A DISTANCE OF 156.19 FEET TO THE WEST LINE OF SAID COMMON AREA 2 MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 532.00 FEET;

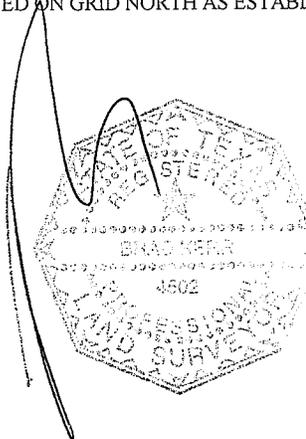
THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 324.83 ACRE TRACT AND SAID COMMON AREA 2 FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 58' 16" FOR AN ARC DISTANCE OF 241.15 FEET (CHORD BEARS: S 00° 33' 22" W - 239.09 FEET) TO THE END OF SAID CURVE;

S 12° 25' 46" E FOR A DISTANCE OF 25.86 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.563 OF AN ACRE 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

//JOBS/16-323/16-323A.DOCX





May 11, 2016

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

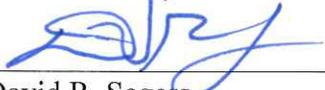
Re: Bryan/Traditions, LP

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 1.56 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
1.56 ACRE TRACT
J. H. JONES SURVEY, A-26
BRYAN, 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, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 87.20 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT RECORDED IN VOLUME 4023, PAGE 71 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS A 1.56 ACRE "SAVE AND EXCEPT" FROM A CALLED 53.43 ACRE TRACT DESCRIBED AS A NET 51.87 ACRE TRACT CALLED TRACT SIX BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 1.56 ACRE TRACT BEING FURTHER DESCRIBED ON EXHIBIT "B" OF AN EASEMENT FOR MINERAL DEVELOPMENT BY BRYAN COMMERCE AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4023, PAGE 187 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT THE NORTHWEST CORNER OF SAID 1.56 ACRE TRACT ON THE SOUTHERLY LINE OF THE REMAINDER OF SAID 51.87 ACRE TRACT, SAME BEING THE MOST NORTHERLY EAST CORNER OF LOT 1, THE TRADITIONS SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 10193, PAGE 8 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 75° 03' 10" E ALONG THE COMMON LINE OF SAID 1.56 ACRE TRACT AND SAID REMAINDER OF 51.87 ACRE TRACT FOR A DISTANCE OF 200.65 FEET TO THE NORTHEAST CORNER OF SAID 1.56 ACRE TRACT;

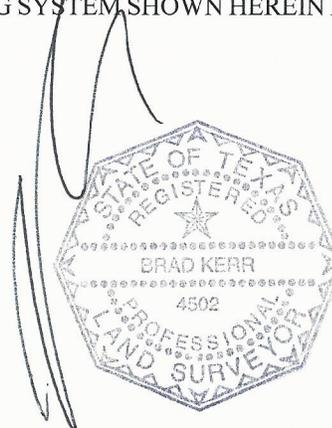
THENCE: S 17° 14' 41" W CONTINUING ALONG THE COMMON LINE OF SAID 1.56 ACRE TRACT AND SAID REMAINDER OF 51.87 ACRE TRACT, AT 4.18 FEET PASS THE NORTH CORNER OF LOT 2, THE TRADITIONS SUBDIVISION, PHASE I (10193/8), CONTINUE ON ALONG THE COMMON LINE OF SAID 1.56 ACRE TRACT AND SAID LOT 2 FOR A TOTAL DISTANCE OF 341.05 FEET TO THE SOUTHEAST CORNER OF SAID 1.56 ACRE TRACT, SAME BEING THE MOST SOUTHERLY CORNER OF SAID LOT 1, THE TRADITIONS SUBDIVISION, PHASE I;

THENCE: N 71° 54' 03" W ALONG THE COMMON LINE OF SAID 1.56 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 204.40 FEET TO THE SOUTHWEST CORNER OF SAID 1.56 ACRE TRACT;

THENCE: N 17° 55' 13" E CONTINUING ALONG THE COMMON LINE OF SAID 1.56 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 329.98 FEET TO THE POINT OF BEGINNING CONTAINING 1.56 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

//JOBS/16-397/16-397.DOCX





May 11, 2016

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 7.60 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
7.60 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 ALL OF LOT 1, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 23, ACCORDING TO THE PLAT RECORDED IN VOLUME 11293, PAGE 184 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 FOUND ON THE NORTHEAST LINE OF BIOMEDICAL WAY (63' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE WEST CORNER OF LOT 2, BLOCK 1;

THENCE: ALONG THE NORTHEAST LINE OF BIOMEDICAL WAY FOR THE FOLLOWING CALLS:

N 48° 08' 12" W FOR A DISTANCE OF 129.54 FEET TO 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: N 47° 03' 50" W – 17.54 FEET) TO THE END OF SAID CURVE;

N 45° 59' 28" W FOR A DISTANCE OF 181.41 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE 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: N 47° 03' 50" W – 19.90 FEET) TO THE END OF SAID CURVE;

N 48° 08' 12" W FOR A DISTANCE OF 54.70 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 03° 08' 12" W – 35.36 FEET) TO THE END OF SAID CURVE ON THE SOUTHEAST LINE OF HSC PARKWAY (120' R.O.W.);

THENCE: N 41° 51' 48" E ALONG THE SOUTHEAST LINE OF HSC PARKWAY FOR A DISTANCE OF 840.64 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 1 AND THE WEST CORNER OF THE GREENWAY COMMON AREA, THE TRADITIONS SUBDIVISION, PHASE 23;

THENCE: ALONG THE COMMON LINE OF SAID LOT 1 AND SAID COMMON AREA FOR THE FOLLOWING CALLS:

S 16° 53' 17" E FOR A DISTANCE OF 160.38 FEET;

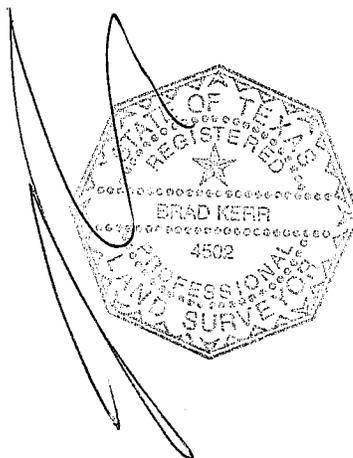
S 31° 54' 46" E FOR A DISTANCE OF 111.00 FEET;

S 35° 40' 58" E FOR A DISTANCE OF 188.71 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 1 AND SAID LOT 2;

THENCE: S 41° 51' 48" W ALONG THE COMMON LINE OF SAID COMMON LINE OF SAID LOT 1 AND SAID LOT 2 FOR A DISTANCE OF 718.23 FEET TO THE POINT OF BEGINNING CONTAINING 7.60 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE TRADITIONS SUBDIVISION, PHASE 23, 11293/184.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

//JOBS/16-389/16-389.DOCX





May 11, 2016

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 8.60 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: _____

LOT 1, BLOCK 1, PHASE 101

**METES AND BOUNDS DESCRIPTION
OF A
8.60 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 417.85 ACRE TRACT DESCRIBED AS EXHIBIT "A" 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 FOUND ON THE SOUTHEAST LINE OF HSC PARKWAY (120' R.O.W.) MARKING THE WESTERLY CORNER OF SAID REMAINDER OF 417.85 ACRE TRACT AND THE NORTH CORNER OF HE GREENWAY/Common Area, THE TRADITIONS SUBDIVISION, PHASE 23, ACCORDING TO THE PLAT RECORDED IN VOLUME 11293, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 862.54 FEET;

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

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 13' 29" FOR AN ARC DISTANCE OF 214.14 FEET (CHORD BEARS: N 32° 07' 19" E – 213.59 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 25° 00' 35" E FOR A DISTANCE OF 244.06 FEET TO A 1/2 INCH IRON ROD FOUND;

N 24° 05' 55" E FOR A DISTANCE OF 6.32 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 417.85 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG AID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 69° 05' 55" E – 35.36 FEET) TO THE END OF SAID CURVE;

S 65° 54' 05" E FOR A DISTANCE OF 142.54 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 31' 51" FOR AN ARC DISTANCE OF 14.89 FEET (CHORD BEARS: S 70° 10' 00" E – 14.88 FEET) TO THE END OF SAID CURVE;

S 74° 25' 56" E FOR A DISTANCE OF 35.64 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 31' 51" FOR AN ARC DISTANCE OF 14.89 FEET (CHORD BEARS: S 70° 10' 00" E – 14.88 FEET) TO THE END OF SAID CURVE;

LOT 1, BLOCK 1, PHASE 101

S 65° 54' 05" E FOR A DISTANCE OF 63.02 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1157.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 12' 14" FOR AN ARC DISTANCE OF 387.96 FEET (CHORD BEARS: S 56° 17' 58" E – 386.15 FEET) TO THE END OF SAID CURVE;

S 46° 41' 51" E FOR A DISTANCE OF 18.13 FEET;

S 43° 18' 09" W FOR A DISTANCE OF 701.08 FEET TO THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/Common Area, THE TRADITIONS SUBDIVISION, PHASE 23;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 417.85 ACRE TRACT AND SAID GREENWAY/Common Area FOR THE FOLLOWING CALLS:

N 57° 48' 55" W FOR A DISTANCE OF 111.47 FEET TO A ½ INCH IRON ROD FOUND;

N 10° 45' 01" W FOR A DISTANCE OF 103.15 FEET TO A ½ INCH IRON ROD FOUND;

N 27° 34' 46" W FOR A DISTANCE OF 107.73 FEET TO A ½ INCH IRON ROD FOUND;

N 73° 23' 14" W FOR A DISTANCE OF 141.55 FEET TO A ½ INCH IRON ROD FOUND;

N 24° 44' 14" W FOR A DISTANCE OF 135.82 FEET TO THE **POINT OF BEGINNING** CONTAINING 8.60 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND FEBRUARY 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

//JOBS/16-435/16-435B.DOCX

