

Brazos County, Texas

**Eighth Amendment
To
Declaration of Covenants, Conditions, and Restrictions
For The Traditions**

AFTER RECORDING, RETURN TO:

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

**EIGHTH AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE TRADITIONS**

THIS EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TRADITIONS ("Amendment") is made this 24 day of MARCH, 2015, by BRYAN/TRADITIONS, LP, a Texas limited partnership ("Declarant").

WITNESSETH:

WHEREAS, Declarant recorded a Declaration of Covenants, Conditions, and Restrictions For The Traditions on March 3, 2004, in the Official Records of Brazos County, Texas, at Volume 5901, Page 1; and on July 12, 2006, Declarant recorded a First Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions, in the Official Records of Brazos County, Texas, at Volume 7444, Page 49 ("First Amendment"); and on May 12, 2008, Declarant recorded a Second Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Second Amendment"), in the Official Records of Brazos County, Texas, at Volume 8586, Page 52; and on May 3, 2012, Declarant recorded a Third Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions, in the Official Records of Brazos County, Texas, at Volume 10681, Page 73 and then on October 23, 2012, a restated Third Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Third Amendment"), in the Official Records of Brazos County, Texas, at Volume 10973, Page 109; on February 5, 2013, Declarant recorded a Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Fourth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11151, Page 39; on April 29, 2013, Declarant recorded a Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Fifth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11312, Page 280, as corrected by Correction Affidavit dated June 3, 2013 and recorded at Volume 11382, Page 180 in the Official Records of Brazos County, Texas; on August 29, 2013, Declarant recorded a Sixth Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Sixth Amendment"), in the Official Records of Brazos County, Texas, at Volume 11601, Page 219; and on February 27, 2015, Declarant recorded a Seventh Amendment to Declaration of Covenants, Conditions, and Restrictions For The Traditions ("Seventh Amendment"), in the Official Records of Brazos County, Texas, at Volume 12547, Page 281 (collectively, as amended now or in the future, the "Declaration"), such Declaration further identified in Management Certificate of the Traditions Homeowners Association, Inc., in the Official Records of Brazos County, Texas, at Volume 9318, Page 101;

WHEREAS, all capitalized terms used herein that are not otherwise defined shall have the meaning given those words in the Declaration;

WHEREAS, the Declaration identifies and defines the Initial Property and the Additional Property;

WHEREAS, Declarant desires to amend the Declaration for the purpose of submitting a portion of the Additional Property to the Initial Property and adding such portion of the Additional Property to the Community, pursuant to Paragraph 2.02 of the Declaration, such new tracts consisting of four (4) tracts of land in Brazos County, Texas as more particularly described by metes and bounds as set forth on Exhibit A attached hereto, such new tracts being called herein the "Mahogany Drive Neighborhood"; and

WHEREAS, Bryan/Traditions, LP, a Texas limited partnership, is the owner and developer of the Mahogany Drive Neighborhood;

WHEREAS, Declarant further desires to amend the Declaration for the purpose of amending and restating Section 9.07 of the Declaration; and

WHEREAS, Article XIII of the Declaration authorizes the Declarant to amend the Declaration for the purposes herein described;

NOW, THEREFORE, Declarant hereby amends the Declaration as set forth below.

1. **Definition of Initial Property and Addition of Property to the Community.** The Initial Property, as defined in the Declaration and further described on Exhibit "A" to the Declaration is amended so that the Mahogany Drive Neighborhood is included in the definition of Initial Property, and the Mahogany Drive Neighborhood is submitted to the Property and added to the Community.
2. **Benefitted Neighborhood.** Pursuant to Section 1.01(g) and Section 1.01(gg) of the Declaration the Mahogany Drive Neighborhood is hereby designated as a separate Benefitted Neighborhood within the Community. The Mahogany Drive Neighborhood will not be subject to a separate Neighborhood Declaration, and the Mahogany Drive Neighborhood will not be governed by a separate Neighborhood Association.
3. **Limited Common Areas.** Exclusive of the Lots in the Mahogany Drive Neighborhood, the real property including any improvements, amenities, roads, fixtures and facilities thereon which are located within the boundaries of the Mahogany Drive Neighborhood, are hereby expressly designated as Limited Common Areas of Mahogany Drive Neighborhood, and the access to and use thereof is limited to and for the primary, exclusive use and enjoyment in common by the Owners of the Lots in Mahogany Drive Neighborhood, and to the family, tenants, agents, guests or invitees of each such Owner.
4. **Section 9.07 of the Declaration is hereby amended and replaced in its entirety as follows:**

"9.07 Neighborhood Expenses and Assessments. The Board, in its sole discretion, may determine that certain expenses exclusively and directly benefit some but not all of the Neighborhoods ("Neighborhood Expenses"), in which event the Board may ratably allocate those Neighborhood Expenses only among the Lots in the particular Neighborhood(s) that the Board determines are directly benefited thereby. Neighborhood Expenses shall be ratably assessed as separate Neighborhood Assessments to all Owners of Lots in the particular Neighborhood(s) benefited by such Neighborhood Expenses, in the same manner as provided in Section 9.03 and subject to the limitations set forth therein.

Neighborhood Expenses shall include but are not limited to the following: (a) expenses incurred for maintenance and repair of exclusive Common Areas within the Neighborhood; (b) expenses incurred for maintenance and repair of landscaping, landscaped areas, walks, trails, lakes, ponds, fountains, lighting, signage, mailboxes and other improvements situated within the Limited Common Areas of the Neighborhood; (c) expenses incurred for the maintenance and repair of private streets, roads, alleys and sidewalks within the Neighborhood; (d) expenses incurred for maintenance and repair of drainage systems, utility lines, pipes, plumbing, wires, conduits and related systems which are a part of the Limited Common Areas of the Neighborhood and which are not maintained by a public authority, public or private utility, or other Person; and (e) expenses incurred for maintenance and repair of restricted access gates, devices or systems."

4. **No Other Changes.** Except as amended herein, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, duly authorized officers of the undersigned Declarant have executed this Declaration under seal, this 24 day of MARCH, 2015.

DECLARANT:

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

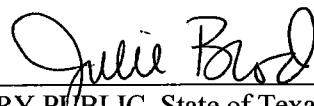
STATE OF TEXAS §

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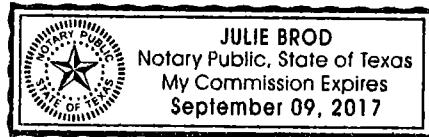
COUNTY OF BRAZOS §

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This instrument was acknowledged before me on the 24th day of March, 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 Added Property]

TRACT ONE:

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT INCORPORATED RECORDED IN VOLUME 4006, PAGE 195 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 ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 838 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS A&M UNIVERSITY (AGRICULTURAL AND MECHANICAL COLLEGE OF TEXAS) RECORDED IN VOLUME "M", PAGE 142 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF A CALLED 73.428 ACRE TRACT AS DESCRIBED BY A DEED TO GLORIA STEPHEN SALE RECORDED IN VOLUME 3357, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE EAST CORNER OF SAID REMAINDER OF 293.51 ACRE TRACT;

THENCE: S 41° 49' 43" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID 73.428 ACRE TRACT FOR A DISTANCE OF 1121.04 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 73.428 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 87.20 ACRE TRACT DESCRIBED AS TRACT 1 BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INC. RECORDED IN VOLUME 4023, PAGE 71 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 59' 15" W ALONG THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID REMAINDER OF 87.20 ACRE TRACT FOR A DISTANCE OF 147.46 FEET;

THENCE: THROUGH SAID REMAINDER OF 298.51 ACRE TRACT FOR THE FOLLOWING CALLS:

S 71° 54' 56" W FOR A DISTANCE OF 289.67 FEET;

S 02° 01' 34" W FOR A DISTANCE OF 228.00 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND THE REMAINDER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 44' 31" FOR AN ARC DISTANCE OF 164.15 FEET (CHORD BEARS: N 45° 32' 09" W - 158.19 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 72° 24' 23" W FOR A DISTANCE OF 679.95 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 60.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 144° 24' 13" FOR AN ARC DISTANCE OF 151.22 FEET (CHORD BEARS: N 00° 12' 18" W - 114.26 FEET) TO THE END OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 13° 31' 28" W FOR A DISTANCE OF 0.17 FEET;

N 71° 59' 48" E FOR A DISTANCE OF 769.97 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 25' 07" FOR AN ARC DISTANCE OF 92.91 FEET (CHORD BEARS: N 56° 47' 15" E - 91.82 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N 41° 36' 36" E FOR A DISTANCE OF 535.68 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF

A CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $28^\circ 36' 06''$ FOR AN ARC DISTANCE OF 87.36 FEET (CHORD BEARS: N $55^\circ 52' 44''$ B - 86.45 FEET) TO THE END OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N $52^\circ 14' 09''$ E FOR A DISTANCE OF 0.27 FEET;

N $70^\circ 10' 47''$ E, FOR A DISTANCE OF 198.78 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $96^\circ 39' 09''$ FOR AN ARC DISTANCE OF 295.21 FEET (CHORD BEARS: N $21^\circ 51' 10''$ E - 261.43 FEET) TO THE END OF SAID CURVE;

THENCE: THROUGH SAID REMAINDER OF 298.51 ACRE TRACT FOR THE FOLLOWING CALLS:

N $74^\circ 33' 15''$ E FOR A DISTANCE OF 44.12 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $03^\circ 54' 42''$ FOR AN ARC DISTANCE OF 18.77 FEET (CHORD BEARS: N $21^\circ 47' 28''$ W - 18.77 FEET) TO THE END OF SAID CURVE;

N $19^\circ 50' 07''$ W FOR A DISTANCE OF 135.28 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $38^\circ 35' 56''$ FOR AN ARC DISTANCE OF 151.58 FEET (CHORD BEARS: N $39^\circ 08' 05''$ W - 148.73 FEET) TO THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID REMAINDER OF 87.88 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID REMAINDER OF 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:

N $19^\circ 07' 52''$ E FOR A DISTANCE OF 2.40 FEET TO A 1/2 INCH IRON ROD SET;

N $62^\circ 31' 13''$ W FOR A DISTANCE OF 29.20 FEET TO THE EASTERLY LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 355.00 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S $86^\circ 46' 38''$ W FOR A DISTANCE OF 0.14 FEET;

THENCE: ALONG THE EASTERLY LINE OF NORTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $03^\circ 38' 00''$ FOR AN ARC DISTANCE OF 22.51 FEET (CHORD BEARS: N $25^\circ 39' 45''$ E - 22.51 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

N $23^\circ 50' 45''$ E FOR A DISTANCE OF 25.35 FEET, FOR REFERENCE A 1/2 INCH IRON ROD ON THE EASTERLY LINE OF NORTH TRADITIONS DRIVE BEARS: N $23^\circ 50' 45''$ E FOR A DISTANCE OF 94.60 FEET;

THENCE: THROUGH SAID REMAINDER OF 298.51 ACRE TRACT FOR THE FOLLOWING CALLS:

S $64^\circ 40' 57''$ E FOR A DISTANCE OF 5.47 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $44^\circ 50' 49''$ FOR AN ARC DISTANCE OF 215.25 FEET (CHORD BEARS: S $42^\circ 15' 32''$ E - 209.80 FEET) TO THE END OF SAID CURVE;

S $19^\circ 50' 07''$ E FOR A DISTANCE OF 135.28 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $51^\circ 29' 25''$ FOR AN ARC DISTANCE OF 202.20 FEET (CHORD BEARS: S $45^\circ 34' 50''$ E - 195.47 FEET) TO THE END OF SAID CURVE;

S $71^\circ 19' 33''$ E FOR A DISTANCE OF 1.42 FEET;

S $18^\circ 40' 27''$ W FOR A DISTANCE OF 50.00 FEET;

S 71° 19' 33" E FOR A DISTANCE OF 84.82 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 09' 42" FOR AN ARC DISTANCE OF 90.96 FEET (CHORD BEARS: S 59° 44' 42" E - 90.34 FEET) TO THE END OF SAID CURVE;

S 48° 09' 51" E FOR A DISTANCE OF 6.06 TO THE POINT OF BEGINNING CONTAINING 19.671 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

TRACT TWO:

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 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 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 838 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS A&M UNIVERSITY (AGRICULTURAL AND MECHANICAL COLLEGE OF TEXAS) RECORDED IN VOLUME "M", PAGE 142 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF A CALLED 73.428 ACRE TRACT AS DESCRIBED BY A DEED TO GLORIA STEPHEN SALE RECORDED IN VOLUME 3357, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE EAST CORNER OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED RECORDED IN VOLUME 4006, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID REMAINDER OF 298.51 ACRE TRACT MARKING THE WEST CORNER OF SAID 73.428 ACRE TRACT BEARS: S 41° 49' 43" W FOR A DISTANCE OF 1351.04 FEET;

THENCE: S 84° 14' 45" W THROUGH SAID REMAINDER OF 298.51 ACRE TRACT FOR A DISTANCE OF 508.86 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID REMAINDER OF 87.88 ACRE TRACT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 39' 39" FOR AN ARC DISTANCE OF 197.50 FEET (CHORD BEARS: S 37° 50' 55" W - 187.18 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 70° 10' 47" W FOR A DISTANCE OF 92.50 FEET TO THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 24' 34" E THROUGH SAID REMAINDER OF 87.88 ACRE TRACT FOR A DISTANCE OF 269.91 FEET TO THE POINT OF BEGINNING CONTAINING 0.185 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2014, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

TRACT THREE:

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC RECORDED IN VOLUME 5151, PAGE 1 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 ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 838 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS A&M UNIVERSITY (AGRICULTURAL AND MECHANICAL

COLLEGE OF TEXAS) RECORDED IN VOLUME "M", PAGE 142 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF A CALLED 73.428 ACRE TRACT AS DESCRIBED BY A DEED TO GLORIA STEPHEN SALE RECORDED IN VOLUME 3357, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE EAST CORNER OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED RECORDED IN VOLUME 4006, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 49' 43" W ALONG THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID 73.428 ACRE TRACT FOR A DISTANCE OF 1351.04 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 73.428 ACRE TRACT;

THENCE: N 59° 36' 36" W THROUGH SAID REMAINDER OF 298.51 ACRE TRACT FOR A DISTANCE OF 476.76 FEET TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRE TRACT AND SAID REMAINDER OF 87.88 ACRE TRACT MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 71° 59' 48" W ALONG THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT FOR A DISTANCE OF 34.30 FEET TO THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:

N 42° 10' 58" E FOR A DISTANCE OF 351.09 FEET;

N 43° 22' 19" E FOR A DISTANCE OF 160.79 FEET;

N 41° 34' 41" E FOR A DISTANCE OF 200.00 FEET;

S 87° 07' 02" E FOR A DISTANCE OF 91.61 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT FOR THE FOLLOWING CALLS:

S 70° 10' 47" W FOR A DISTANCE OF 35.79 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 52° 14' 09" E FOR A DISTANCE OF 0.27 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 36' 06" FOR AN ARC DISTANCE OF 87.36 FEET (CHORD BEARS: S 55° 52' 44" W - 86.45 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

S 41° 36' 36" W FOR A DISTANCE OF 535.68 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 25' 07" FOR AN ARC DISTANCE OF 92.91 FEET (CHORD BEARS: S 56° 47' 15" W - 91.82 FEET) TO THE POINT OF BEGINNING CONTAINING 0.595 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY 2014, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

TRACT FOUR:

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 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 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 838 ACRE TRACT AS DESCRIBED BY A DEED TO TEXAS A&M UNIVERSITY (AGRICULTURAL AND MECHANICAL

COLLEGE OF TEXAS) RECORDED IN VOLUME "M", PAGE 142 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF A CALLED 73.428 ACRE TRACT AS DESCRIBED BY A DEED TO GLORIA STEPHEN SALE RECORDED IN VOLUME 3357, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE EAST CORNER OF THE REMAINDER OF A CALLED 298.51 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN COMMERCE AND DEVELOPMENT, INCORPORATED RECORDED IN VOLUME 4006, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 09' 51" W ALONG THE COMMON LINE OF SAID A&M TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT FOR A DISTANCE OF 761.92 FEET TO A 1/2 INCH IRON ROD SET ON THE EASTERLY LINE OF NORTH TRADITIONS DRIVE (VARIABLE WIDTH R.O.W, AT THIS POINT), SAID IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 245.00 FEET;

THENCE: ALONG THE EASTERLY LINE OF NORTH TRADITIONS DRIVE FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 42' 02" FOR AN ARC DISTANCE OF 54.31 FEET (CHORD BEARS: S 30° 11' 46" W - 54.20 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

S 23° 50' 45" W FOR A DISTANCE OF 119.95 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 355.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 38' 00" FOR AN ARC DISTANCE OF 22.51 FEET (CHORD BEARS: S 25° 39' 45" W - 22.51 FEET) TO THE NORTHWEST CORNER OF SAID REMAINDER OF 87.88 ACRE TRACT AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 86° 46' 38" W FOR A DISTANCE OF 0.14 FEET;

THENCE: S 62° 31' 13" E ALONG THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT FOR A DISTANCE OF 29.20 FEET TO A 1/2 INCH IRON ROD SET;

THENCE: S 19° 07' 52" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 87.88 ACRE TRACT AND SAID REMAINDER OF 298.51 ACRE TRACT FOR A DISTANCE OF 2.40 FEET TO THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 87.88 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 31' 56" FOR AN ARC DISTANCE OF 29.58 FEET (CHORD BEARS: N 62° 12' 01" W - 29.56 FEET) TO THE EASTERLY LINE OF NORTH TRADITIONS DRIVE MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 355.00 FEET;

Filed for Record in:
BRAZOS COUNTY
On: Apr 01, 2015 at 04:41P
As a
Recordings
Document Number: 01226082
Amount: 52.00
Receipt Number - 540336
By:
Victoria Elliott

STATE OF TEXAS
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Apr 01, 2015

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY