

January 6, 2026

Hudson Oaks Apartments LP
3304 Longmire Drive
College Station, TX 77802

Attn: Mr. Tyler Frevert, Hudson Oaks Apartments LP

Re: Hudson Oaks Apartments LP
Hudson Oaks Active Adult Living Apartments
Walker Partners Project No.: 4-01139.01

Dear Tyler:

This letter is intended to formally communicate information regarding TxDOT's current position on "Driveway A" combined access from Hudson Oaks Apartments (Lot 3R), BTX Retail (Lot 4R) and RNL Homes proposed development on Lot 5R to University Drive East (FM 60). TxDOT approved a driveway permit for Driveway A on property owned by Hudson Oaks Apartments at the time of development in 2021. The driveway was both approved and constructed without a median cut-through along Driveway A. Upon permitting for BTX Retail (Lot 4R), plans were submitted to City of Bryan for TxDOT approval. Those plans indicated a detention storage tank draining to TxDOT storm drains and indicated the addition of a median cut-through located on private driveway 'Driveway A' owned by Hudson Oaks Apartments LP. Plans were approved for site development and further constructed as part of Shops at Hudson Oaks owned by BTX Retail LLC on Lot 4R with the median cut on Driveway A.

Walker Partners is currently preparing site plans for approval for RNL Homes on Lot 5R and TxDOT has now expressed concern related to the potential traffic operations associated with the existing private median cut on Driveway A. TxDOT is now of the belief that vehicles turning left from Driveway A across the median cut onto Lot 5R could potentially "back up" onto University Drive East (FM 60). They believe that this is possible due to the absence of a dedicated deceleration lane on University Drive East (FM 60) which was not deemed necessary at the time of development of Hudson Oaks Apartments.

TxDOT is experiencing issues further west at driveways along University Drive near the Century Square development and Texas A&M and those issues have given rise to their concern toward Driveway A even though the traffic volumes are much more significant near the University than near Hudson Oaks.

TxDOT is now indicating that the current configuration may adversely affect traffic flow on FM 60. TxDOT believes the existing median break within the driveway allows vehicles entering the property to slow down or stop while executing left-turn movements into the future RNL Homes Office Headquarters site as shown on Exhibit 1. TxDOT states that this condition has the potential to cause traffic entering behind these vehicles to back up onto the state highway, creating an operational concern for TxDOT.

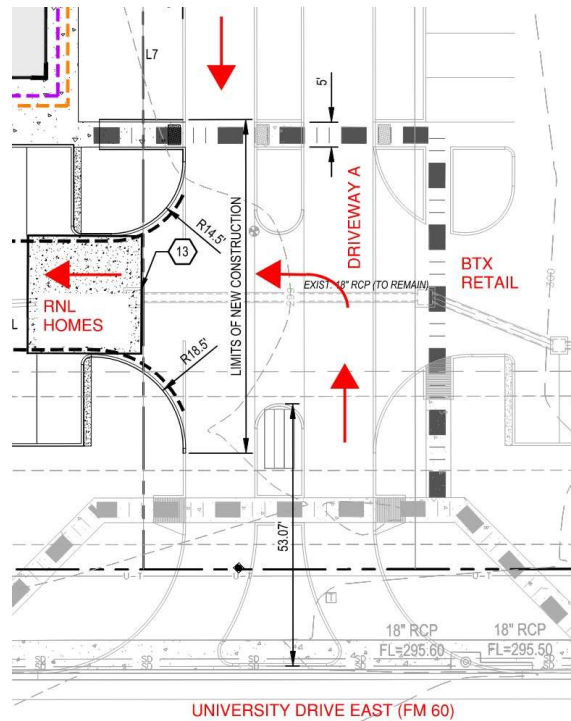


EXHIBIT 1

TxDOT has further noted that, should traffic issues arise or worsen because of this access configuration, modifications to the median cut (or the addition of a deceleration lane on University Drive) may be required.

As the driveway is positioned on Hudson Oaks property and as the median cut affects ingress/egress to Lots 4R and 5R, we are providing this correspondence to you and copying the affected property owners to make you aware of TxDOT's position on this matter. It would be good for each of the affected property owners (Hudson Oaks Apartments LP, BTX Retail and RNL Homes) to have a unified position with TxDOT and be in mutual agreement on how you would want to further respond to TxDOT if it becomes warranted in the future. If you have any questions or concerns, please contact me further at 979-599-9870 or at rmunger@walkerpartners.com

Sincerely,

R. Alan Munger, PE

R. Alan Munger, PE, CFM
Manager

Attachments: Exhibit 1

Cc: Mr. Ken Goodman, Hudson Oaks Apartments LP
Mr. Mark Schulman, BTX Retail LLC
Mr. Ricardo Reyna, RNL Homes
Dr. Jayson Barfknecht, City of Bryan