

### ORIGINAL PLAT

VOL. 12630, PG. 25

FIELD NOTES DESCRIPTION  
OF A  
0.22 ACRE TRACT  
JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.22 ACRES IN THE JOHN H. JONES LEAGUE SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A 30' BUFFER AND PORTION OF COMMON AREA 8 OF THE TRADES SUBDIVISION, PHASE 26, FILED IN VOLUME 12630, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 0.22 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A FADED YELLOW PLASTIC CAP FOUND IN THE WEST LINE OF COMMON AREA 8 OF SAID TRADES SUBDIVISION, PHASE 26, FOR THE SOUTHEAST CORNER OF LOT 11, BLOCK 1, OF SAID TRADES SUBDIVISION, PHASE 26, AND BEING THE NORTH CORNER OF SAID COMMON AREA 8 AND THE NORTH CORNER HEREOF, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-74 BEARS N 87° 14' 27" W, A DISTANCE OF 8,244.25 FEET;

THENCE, WITH THE COMMON LINE OF SAID COMMON AREA 8 AND SAID COMMON AREA 8, S 18° 05' 04" E, FOR A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND IN THE NORTH LINE OF THE REMAINDER OF A CALLED 298.51 ACRES TRACT, AND DESCRIBED IN A DEED TO TRADES CLUB BRYAN, LLC, RECORDED IN VOLUME 4066, PAGE 195 (OPRBC);

THENCE, WITH THE COMMON LINE OF SAID REMAINDER OF 298.51 ACRES AND SAID COMMON AREA 8 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 71° 54' 56" W, FOR A DISTANCE OF 100.78 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND;

2) S 02° 01' 34" W, FOR A DISTANCE OF 228.00 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND IN THE NORTHEAST LINE OF THE REMAINDER OF A CALLED 298.51 ACRES TRACT, AND DESCRIBED IN A DEED TO TRADES CLUB BRYAN, LLC, RECORDED IN VOLUME 9444, PAGE 52 (OPRBC) FOR THE SOUTH CORNER OF SAID COMMON AREA 8 AND THE SOUTH CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID COMMON AREA 8 AND SAID REMAINDER OF 298.51 ACRES, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 59.51 FEET, A DELTA ANGLE OF 19° 29' 05", AND A CHORD WHICH BEARS N 28° 24' 26" W, A DISTANCE OF 59.23 FEET, TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND;

THENCE, THROUGH SAID COMMON AREA 8, N 02° 01' 34" E, PASSING AT A DISTANCE OF 53.24 FEET A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND FOR THE SOUTHEAST CORNER OF LOT 12, BLOCK 1, OF SAID TRADES SUBDIVISION, PHASE 26, AND CONTINUING WITH THE COMMON LINE OF SAID COMMON AREA 8 AND SAID LOT 12 FOR A TOTAL DISTANCE OF 197.90 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND FOR THE COMMON CORNER OF SAID LOT 11 AND SAID LOT 12;

THENCE, WITH THE COMMON LINE OF SAID COMMON AREA 8 AND SAID LOT 11, N 71° 54' 56" E, FOR A DISTANCE OF 121.75 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.22 ACRES, MORE OR LESS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00'	S 18° 05' 05"E
L2	31.62'	N 69° 32' 14"W
L3	36.60'	N 53° 01' 45"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	59.51'	175.00'	019°29'05"	30.05'	59.23'

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, John William Slade, \_\_\_\_\_ of The Traditions Homeowners Association, INC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18198, Page 49, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

John William Slade, \_\_\_\_\_  
The Traditions Homeowners Association, INC

#### CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

R.P.L.S. No. 6531

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

#### CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk  
Brazos County, Texas

#### APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas

#### APPROVAL OF THE CITY ENGINEER

I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYS2).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010931194 (CALCULATED USING GEOD12B).
3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
4. 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
6. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT - MIXED USE (PD-M) AS DEFINED IN ORDINANCE NO. 1505, APPROVED BY THE BRYAN CITY COUNCIL ON DECEMBER 14, 2004.
7. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PD-M ZONING ORDINANCE.
8. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
10. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR, AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, PRIVATE STREETS AND PRIVATE STORM WATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATIONS, REPAIR AND MAINTENANCE OF THESE AREAS.
11. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PLAT, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PLAT TO ACCESS ELECTRIC FACILITIES.
12. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE THIS COMMON AREA.

#### LEGEND

PROPERTY BOUNDARY
RIGHT OF WAY
LOT LINE
EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
EXISTING PRIVATE ACCESS EASEMENT (P.A.E.) LOT CORNER - 1/2" IRON ROD SET WITH PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
BLOCK LABEL
(CM)
OPRBC
( )
RECORDING INFORMATION
ROW
RIGHT-OF-WAY

### FINAL PLAT OF THE TRADES SUBDIVISION PHASE 26

0.22 ACRES

BLOCK 1, COMMON AREAS 8R-A, 8R-B & 8R-C

BEING A

### REPLAT OF

### THE TRADES SUBDIVISION PHASE 26

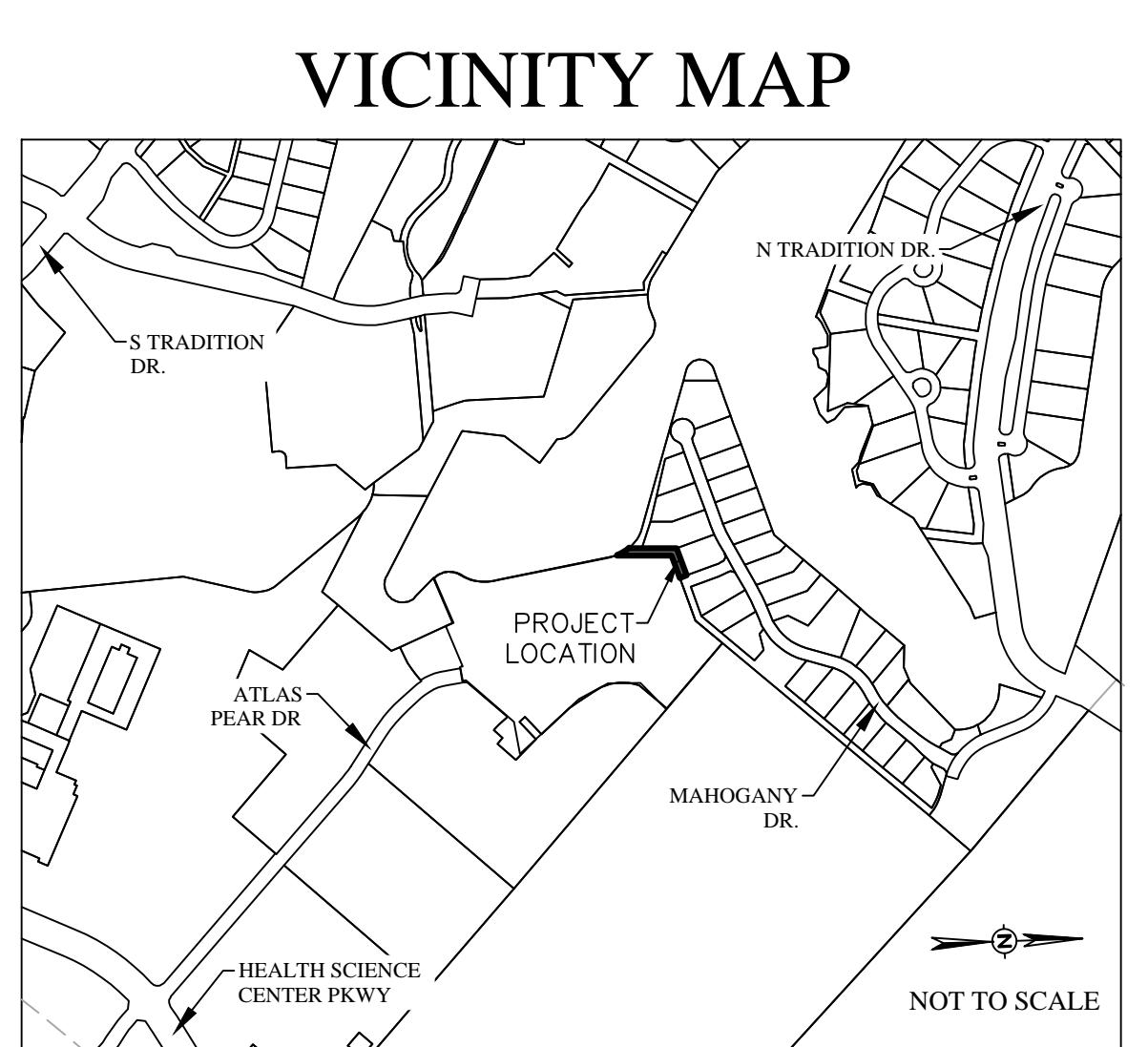
BLOCK 1, COMMON AREA 8

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J.H. JONES SURVEY LEAGUE, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 30'  
FEBRUARY, 2026

NOT TO SCALE



OWNER:

THE TRADES  
HOMEOWNERS  
ASSOCIATION INC  
700 UNIVERSITY DR E  
COLLEGE STATION, TX 77840

SURVEYOR:

Kerr Surveying, LLC

409 N. Texas Ave.  
Bryan, TX 77802  
(979) 851-3195

TPEPS FIRM # 10018500  
SURVEYS@KERRSURVEYING.NET

ENGINEER:

SCHULTZ

911 SOUTHWEST PKWY E.  
College Station, TX 77840  
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(979) 764-3900