

VILLAGES AT TRADITIONS PH 6

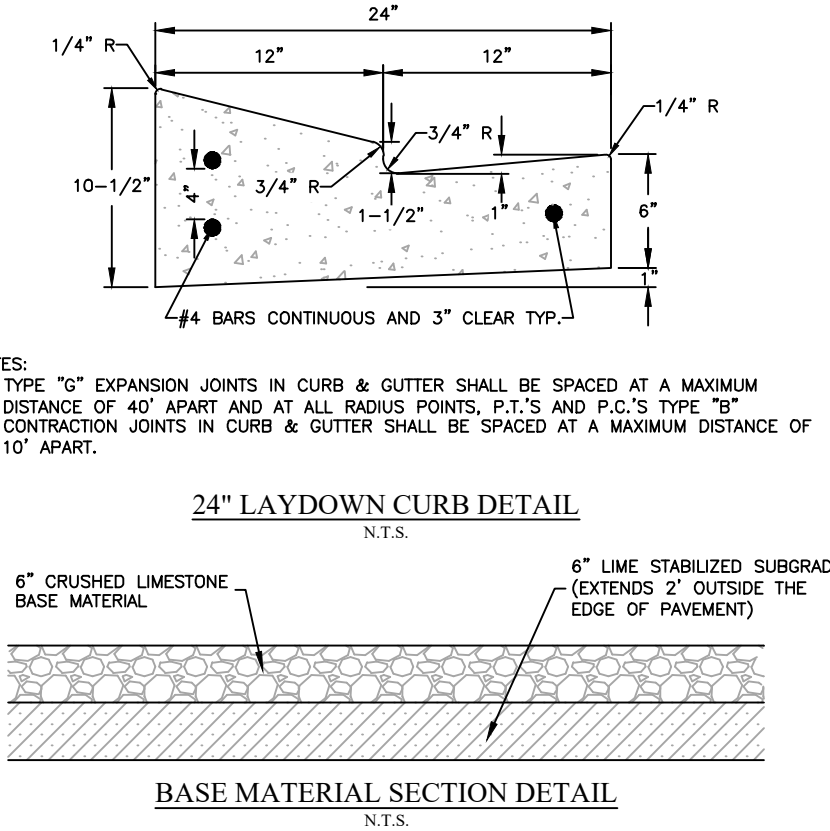
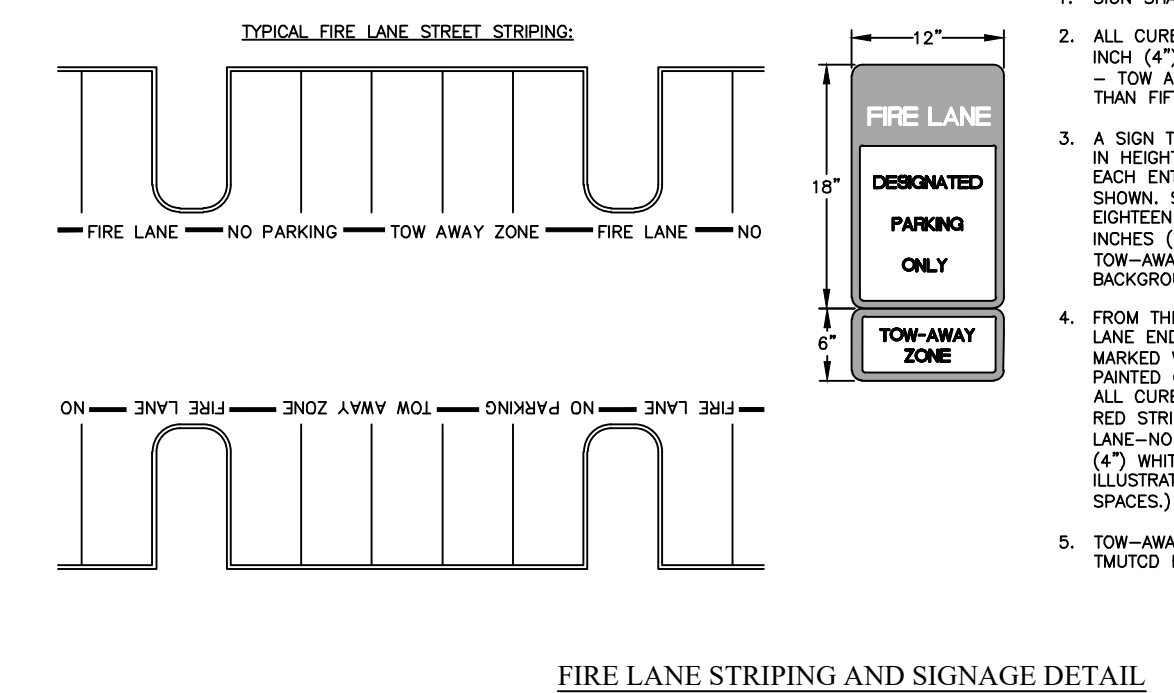
TOTAL DISTURBED AREA = 1.719 ACRES
TRADITIONS SUBDIVISION PH 19
BLOCK 1, LOT 1R-3
TOTAL AREA = 19.315 ACRES
VOL. 18828, PG. 298
T.J. WOOTEN SURVEY, A - 59
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' JULY 2025

OWNER/DEVELOPER:
TRADITIONS ACQUISITIONS PARTNERSHIP
3131 CLUB DR
BRYAN, TX 77807

SURVEYOR:
KERR SURVEYING, LLC
1718 BRIARCREST DRIVE
BRYAN, TX 77802
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	364.51'	369.96'	056°27'09"	198.59'	349.95'
C2	228.06'	524.94'	024°53'30"	115.86'	226.27'
C3	96.28'	115.54'	047°44'51"	51.14'	93.52'



ADJACENT PROPERTY INFORMATION	
1. LARD FAMILY LAND CO TJ WOOTEN, TRACT 36.5, 18.617 ACRES 10004/213 ZONED PD	7. STUNTZ KENNETH E & WYNETTE B THE TRADITIONS PH 20B, BLOCK 1, LOT 6 11730/161 ZONED PD
2. SOUTHERN CREEK HOMES LLC THE TRADITIONS PH 20B, BLOCK 1, LOT 11 11730/161 ZONED PD	8. BROWN ROBERT B & SUSAN E THE TRADITIONS PH 20B, BLOCK 1, LOT 5 11730/161 13627/088 ZONED PD
3. PARSONS LOREN JOHN & BETTY P THE TRADITIONS PH 20B, BLOCK 1, LOT 10 13250/058 ZONED PD	9. JORDAN ROBERT E & KELLY L THE TRADITIONS PH 20B, BLOCK 1, LOT 4 11730/161 12944/001 ZONED PD
4. MARRARO ANTHONY R & MONIQUE THE TRADITIONS PH 20B, BLOCK 1, LOT 9 11730/161 13712/128 ZONED PD	10. BURNS DAVID WAYNE & AMANDA PAIGE THE TRADITIONS PH 20B, BLOCK 1, LOT 3 11730/161 14035/183 ZONED PD
5. MILLER JONATHAN E & PAULA THE TRADITIONS PH 20B, BLOCK 1, LOT 8 11730/161 ZONED PD	11. SOUTHERN CREEK HOMES LLC THE TRADITIONS PH 20B, BLOCK 1, LOT 2 11730/161 ZONED PD
6. WILLOUGHBY JACK THE TRADITIONS PH 20B, BLOCK 1, LOT 7 11730/161 13160/253 ZONED PD	12. GELLATLY JILL THE TRADITIONS PH 20B, BLOCK 1, LOT 1 11730/161 ZONED PD

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