



LEGEND

	PROPERTY AND ZONING BOUNDARY
	ADJACENT LOT LINES
	ZONING AREA BOUNDARY
	PROPERTY CORNER

ADJACENT PROPERTY INFORMATION

1	N/F LARD FAMILY LAND CO TJ WOOTEN, TRACT 36.5, 18.617 ACRES 10004/213 ZONED PD	7	N/F STUNTZ KENNETH E & WYNETTE B THE TRADITIONS PH 20B, BLOCK 1, LOT 6 11730/161 ZONED PD
2	N/F SOUTHERN CREEK HOMES LLC THE TRADITIONS PH 20B, BLOCK 1, LOT 11 11730/161 ZONED PD	8	N/F BROWN ROBERT B & SUSAN E THE TRADITIONS PH 20B, BLOCK 1, LOT 5 11730/161 13627/088 ZONED PD
3	N/F PARSONS LOREN JOHN & BETTY P THE TRADITIONS PH 20B, BLOCK 1, LOT 10 13250/058 ZONED PD	9	N/F JORDAN ROBERT E & KELLY L THE TRADITIONS PH 20B, BLOCK1, LOT 4 11730/161 12944/001 ZONED PD
4	N/F MARRARO ANTHONY R & MONIQUE THE TRADITIONS PH 20B, BLOCK 1, LOT 9 11730/161 13712/128 ZONED PD	10	N/F BURNS DAVID WAYNE & AMANDA PAIGE THE TRADITIONS PH 20B, BLOCK 1, LOT 3 11730/161 14035/183 ZONED PD
5	N/F MILLER JONATHAN E & PAULA THE TRADITIONS PH 20B, BLOCK 1, LOT 8 11730/161 ZONED PD	11	N/F SOUTHERN CREEK HOMES LLC THE TRADITIONS PH 20B, BLOCK 1, LOT 2 11730/161 ZONED PD
6	N/F WILLOUGHBY JACK THE TRADITIONS PH 20B, BLOCK 1, LOT 7 11730/161 13160/253 ZONED PD	12	N/F GELLATLY JILL THE TRADITIONS PH 20B, BLOCK 1, LOT 1 11730/161 ZONED PD

TRADITIONS PH 19 ZONING EXHIBIT

SCALE: 1"=60'
AUGUST 2026

SURVEYOR:



Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET

ENGINEER:



TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900

OWNER/DEVELOPER:

TRADITIONS ACQUISITIONS
PARTNERSHIP LP
3131 CLUB DR
BRYAN, TX 77807
(866) 258-3217

BOXELDER

BLUE BELLE DR.

S. TRADITIONS DRIVE

TRADITIONS BOULEVARD

W. VILLA MARIA ROAD

EXISTING ZONING:
TRADITIONS -
RESIDENTIAL DISTRICT
(TR)
±15.655 ACRES

EXISTING ZONING:
TRADITIONS -
BUSINESS DISTRICT
(TB)
±7.935 ACRES

VICINITY MAP

