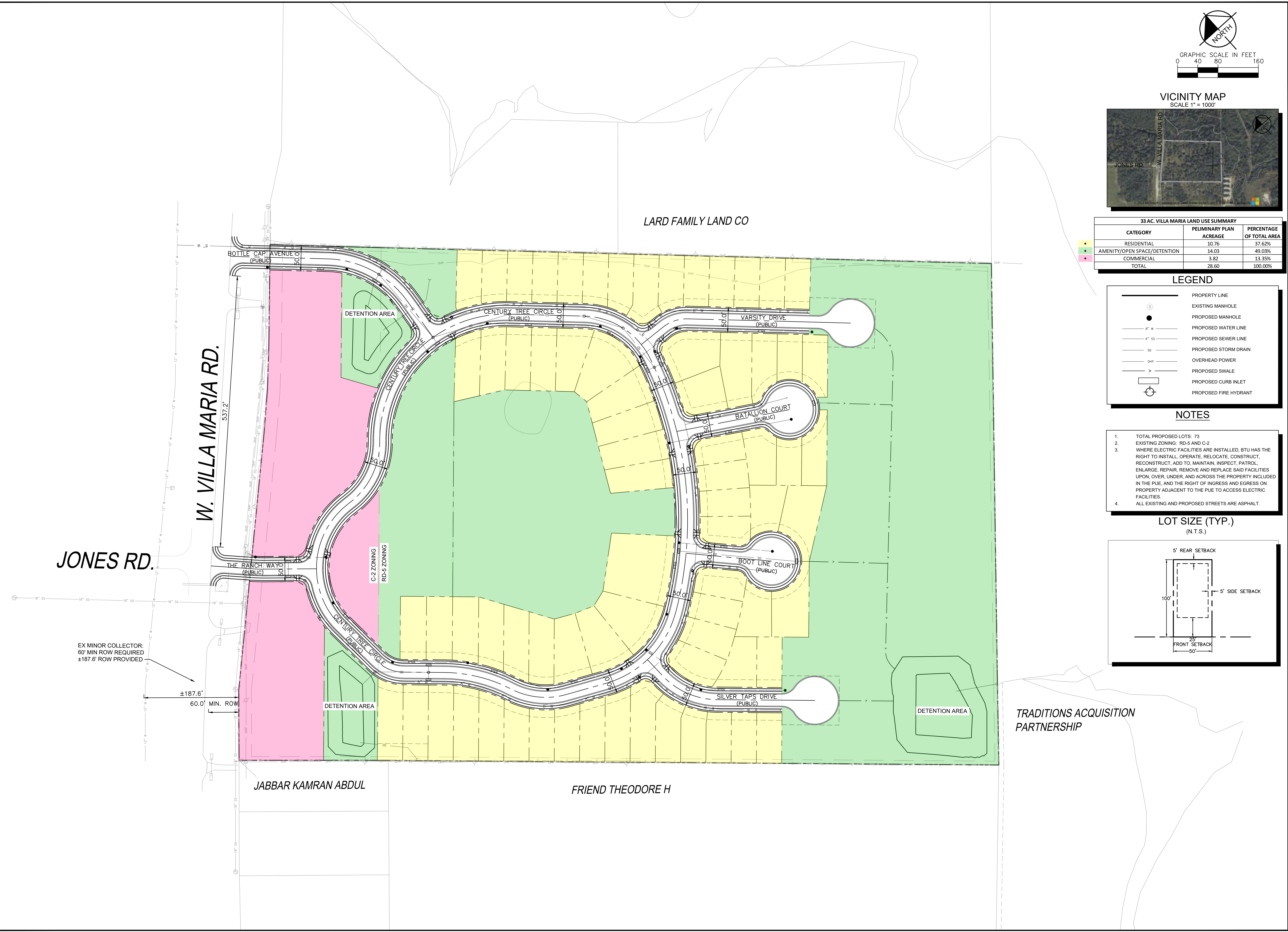


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 This document, together with the concepts and designs presented herein, is an instrument of service, is intended solely for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



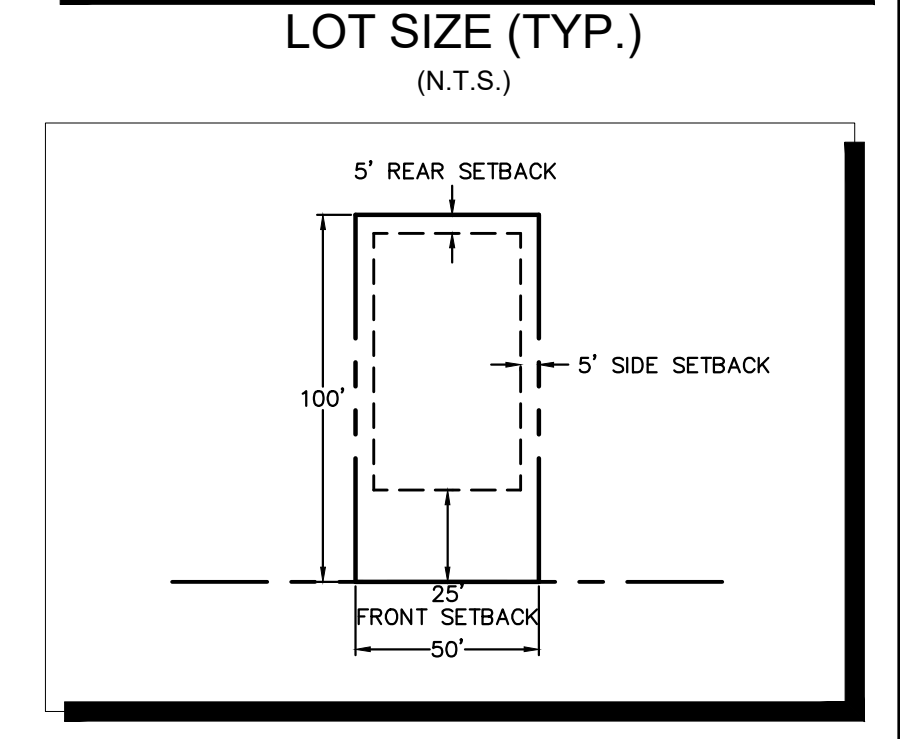
33 AC. VILLA MARIA LAND USE SUMMARY

CATEGORY	PELUMINARY PLAN ACREAGE	PERCENTAGE OF TOTAL AREA
RESIDENTIAL	10.76	37.62%
AMENITY/OPEN SPACE/DETENTION	14.03	49.03%
COMMERCIAL	3.82	13.35%
TOTAL	28.60	100.00%

LEGEND

	PROPERTY LINE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN
	OVERHEAD POWER
	PROPOSED SWALE
	PROPOSED CURB INLET
	PROPOSED FIRE HYDRANT

- NOTES**
- TOTAL PROPOSED LOTS: 73
 - EXISTING ZONING: RD-5 AND C-2
 - 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES
 - ALL EXISTING AND PROPOSED STREETS ARE ASPHALT.



THE RANCH AT AGGIELAND
 PREPARED FOR
LUMINOUS CAPITAL, LLC
 BRYAN, TEXAS

MASTER PLAN

KHA PROJECT
 066082500

DATE
 JULY 2023

SCALE AS SHOWN
 JCH

DESIGNED BY
 JCH

DRAWN BY
 JCH

CHECKED BY
 JCH

PROPERTY OWNER
 LUMINOUS CAPITAL, LLC
 2800 SOUTH TEXAS AVENUE, SUITE 201
 THE WOODLANDS, TX 77382
 TEL: (409) 363-6300
 CONTACT: THOMAS SITTON

PERMISSIBILITY
 FOR REVIEW ONLY
 Not for construction or permit purposes

Kimley-Horn
 J. CHRIS HARRIS, P.E.
 Engineer - 34658 Date: 7/12/2023

PROPERTY OWNER
 LUMINOUS CAPITAL, LLC
 2800 SOUTH TEXAS AVENUE, SUITE 201
 THE WOODLANDS, TX 77382
 TEL: (409) 363-6300
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REVISIONS

No.	REVISIONS	DATE	BY