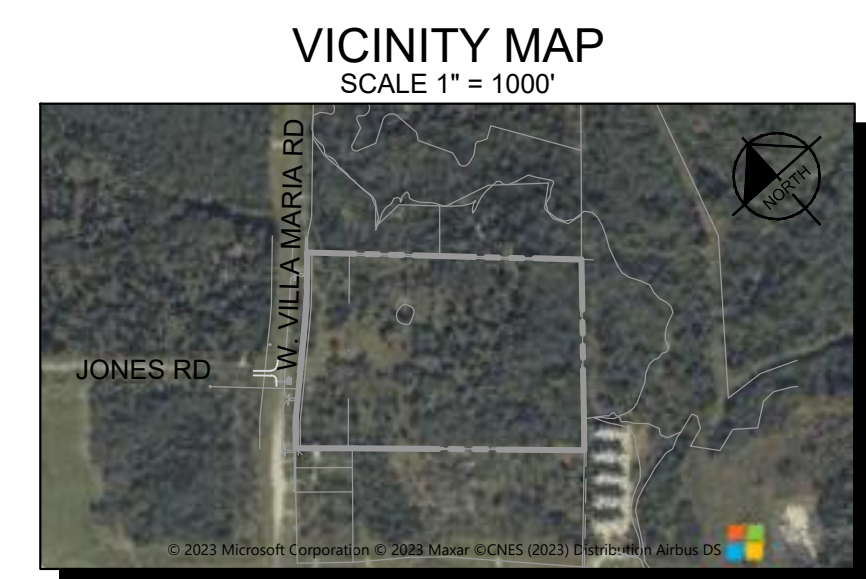
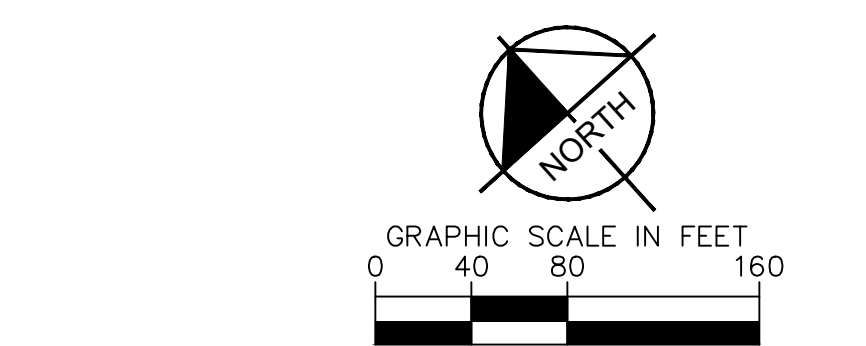
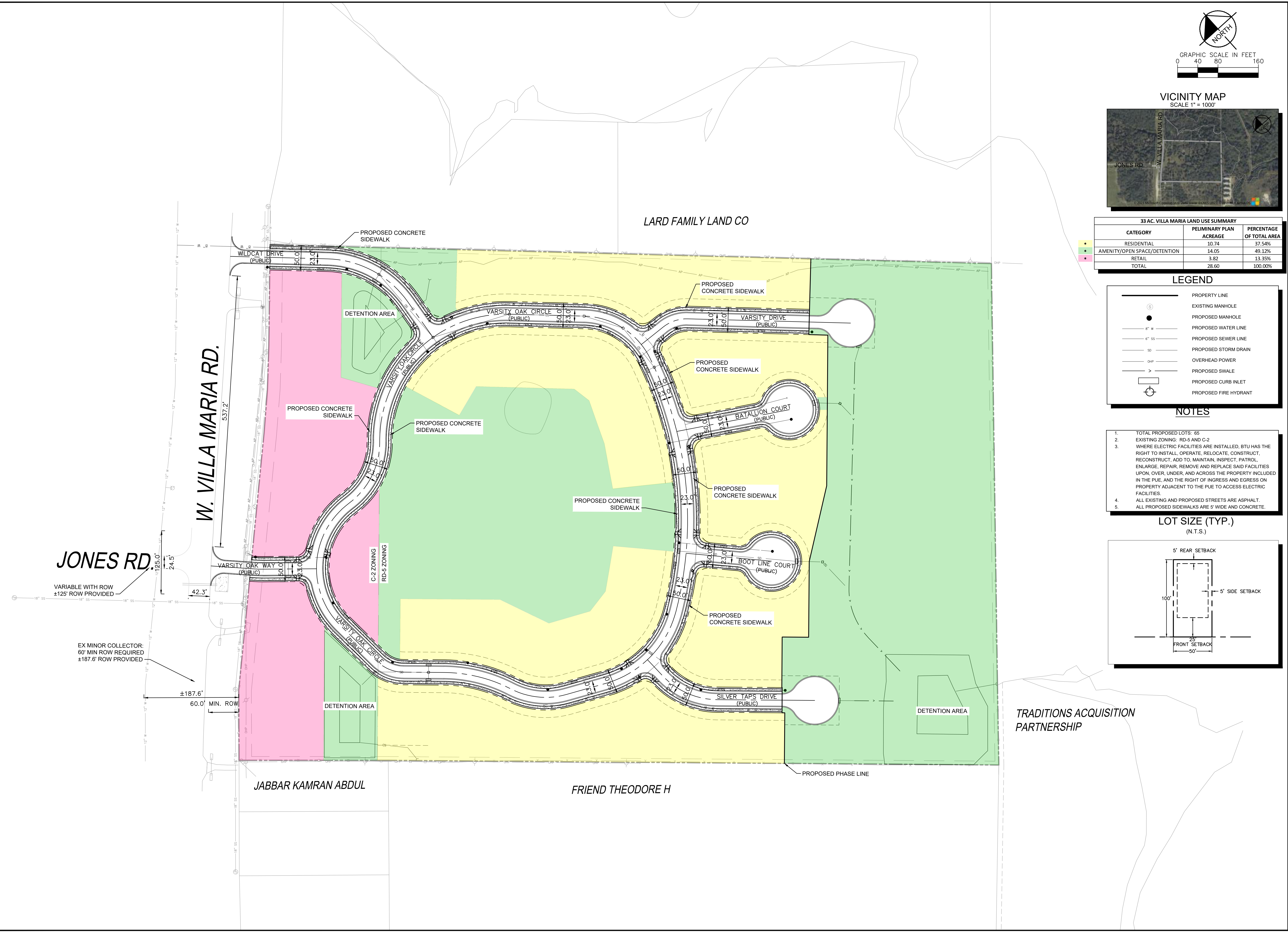


Plotted By: Slone, Cole Sheet Set: kha Layout: Layout1 August 09, 2023 08:41:52pm K:\CST_Civil\066082500-33Ac Villa Maria\CAD\PlanSheets\C-Master-PLAN.dwg
 This document, together with the concept and design presented herein, is an instrument of service, is extended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



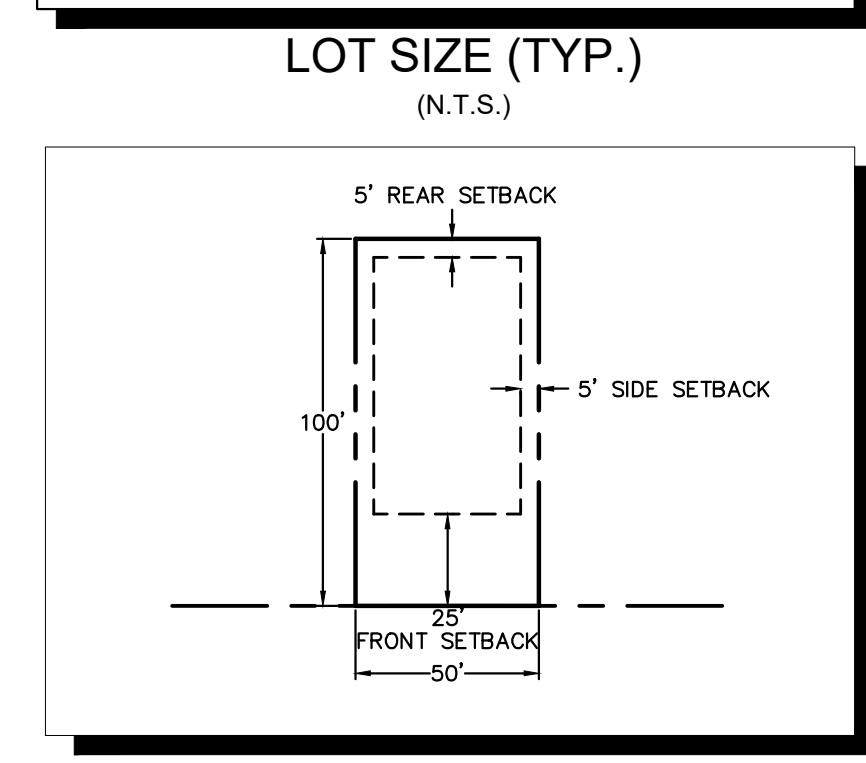
33 AC. VILLA MARIA LAND USE SUMMARY

CATEGORY	PELUMINARY PLAN ACREAGE	PERCENTAGE OF TOTAL AREA
RESIDENTIAL	10.74	37.54%
AMENITY/OPEN SPACE/DETENTION	14.05	49.12%
RETAIL	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: 65
 - 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.
 - ALL PROPOSED SIDEWALKS ARE 5' WIDE AND CONCRETE.



No.	REVISIONS	DATE	BY

Kimley & Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-928
 2800 SOUTH TEXAS AVENUE, SUITE 201
 BRYAN, TEXAS 77802
 PHONE: 979-776-6995 FAX: 979-776-9599
 WWW.KIMLEY-HORN.COM

PROPERTY OWNER
 LUMINOUS CAPITAL, LLC
 2800 SOUTH TEXAS AVENUE, SUITE 201
 BRYAN, TEXAS 77802
 CONTACT: THOMAS SITTON

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes
Kimley & Horn
 Engineer: J. CHRIS HARRIS, P.E.
 P.E. No. 94658 Exp. 07/02/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
066082500	AUGUST 2023	AS SHOWN	JCH	JCH	JCH

MASTER PLAN

TWELVE OAKS RESERVE
 PREPARED FOR
LUMINOUS CAPITAL, LLC
 BRYAN, TEXAS

SHEET NUMBER