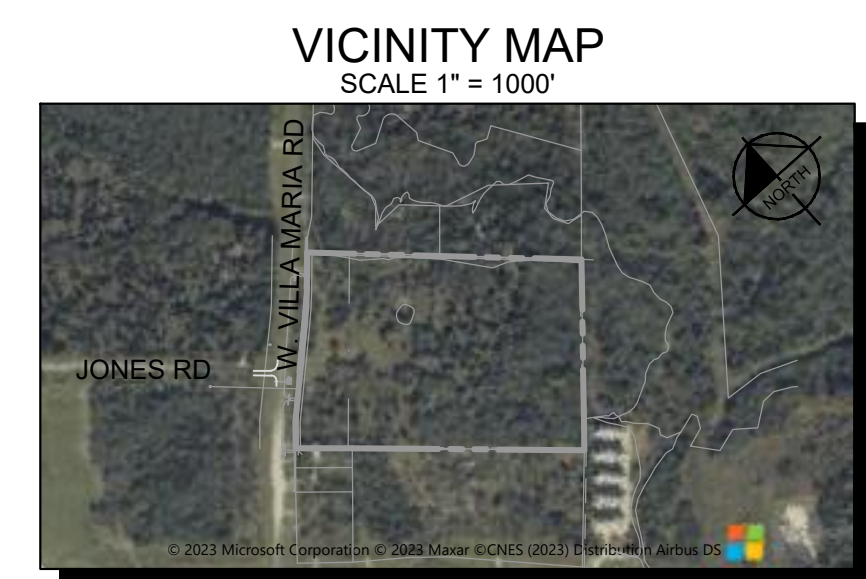
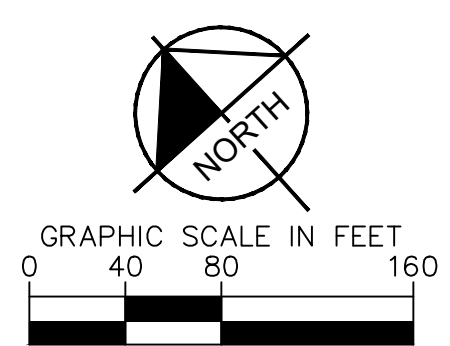
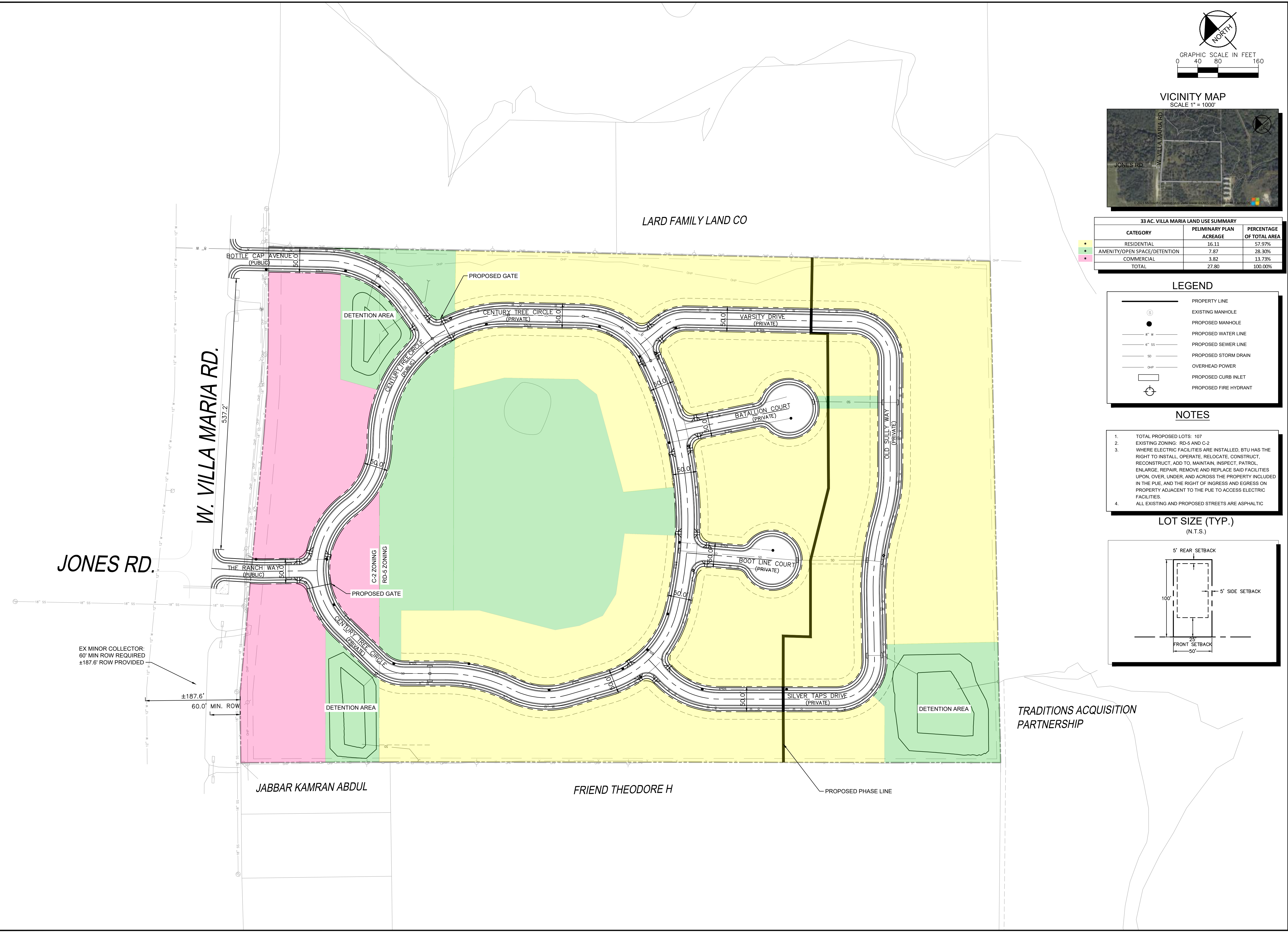


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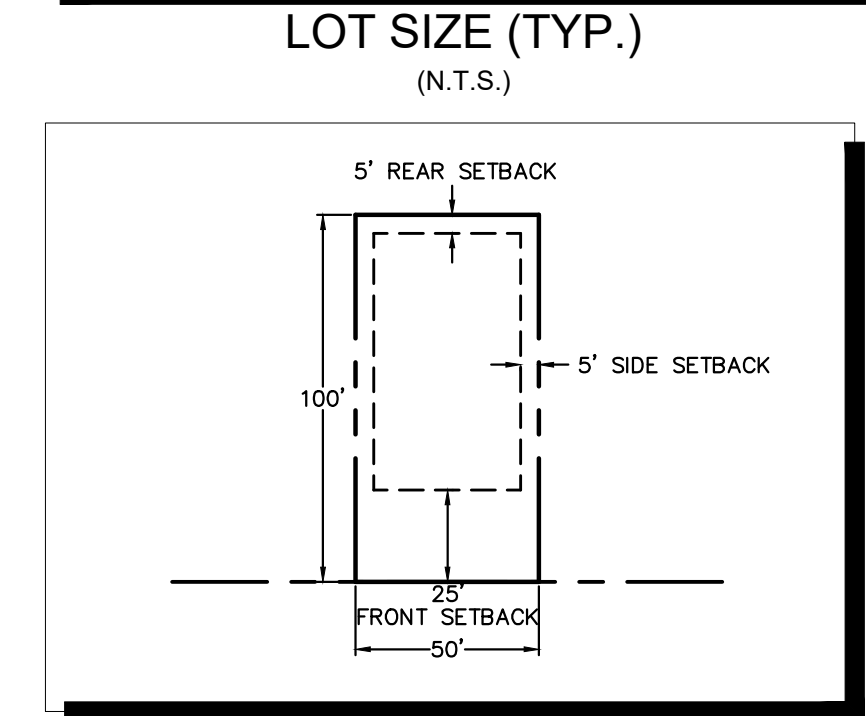
33 AC. VILLA MARIA LAND USE SUMMARY

CATEGORY	PELIMINARY PLAN ACREAGE	PERCENTAGE OF TOTAL AREA
RESIDENTIAL	16.11	57.97%
AMENITY/OPEN SPACE/DETENTION	7.87	28.30%
COMMERCIAL	3.82	13.73%
TOTAL	27.80	100.00%

LEGEND

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

- NOTES**
- TOTAL PROPOSED LOTS: 107
 - 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 ASPHALTIC



No.	REVISIONS	DATE	BY

Kimley & Horn
 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-928
 2800 SOUTH TEXAS AVENUE, SUITE 201
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 PHONE: 979-775-6995 FAX: 979-775-9599
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PROPERTY OWNER
 LUMINOUS CAPITAL, LLC
 10000 WOODLANDS, TX 75152
 TEL: (409) 363-6300
 CONTACT: THOMAS SITTON

Kimley & Horn
 Engineer: J. CHRIS HARRIS, P.E.
 P.E. No. 94658 Exp. 5/24/2023

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

MASTER PLAN

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

SHEET NUMBER