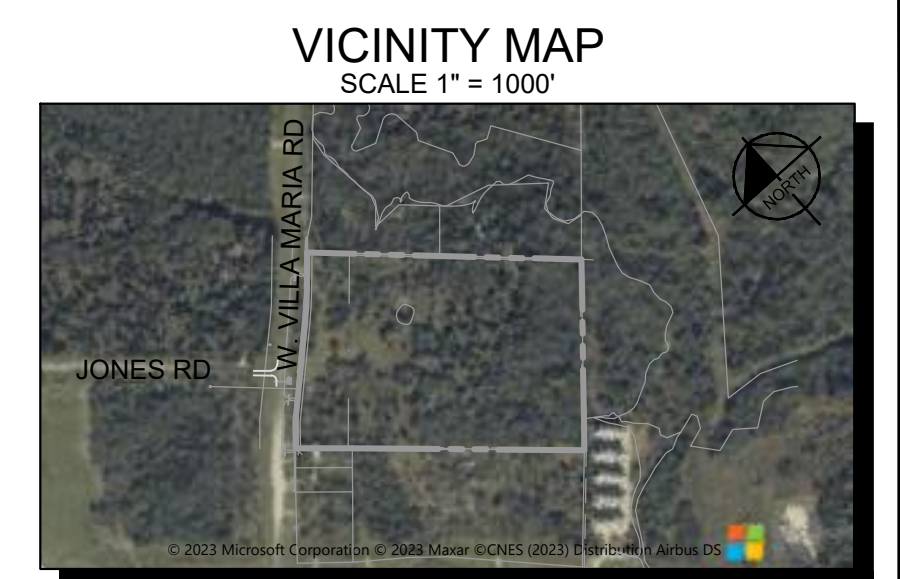
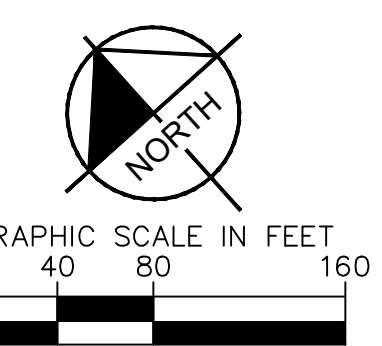
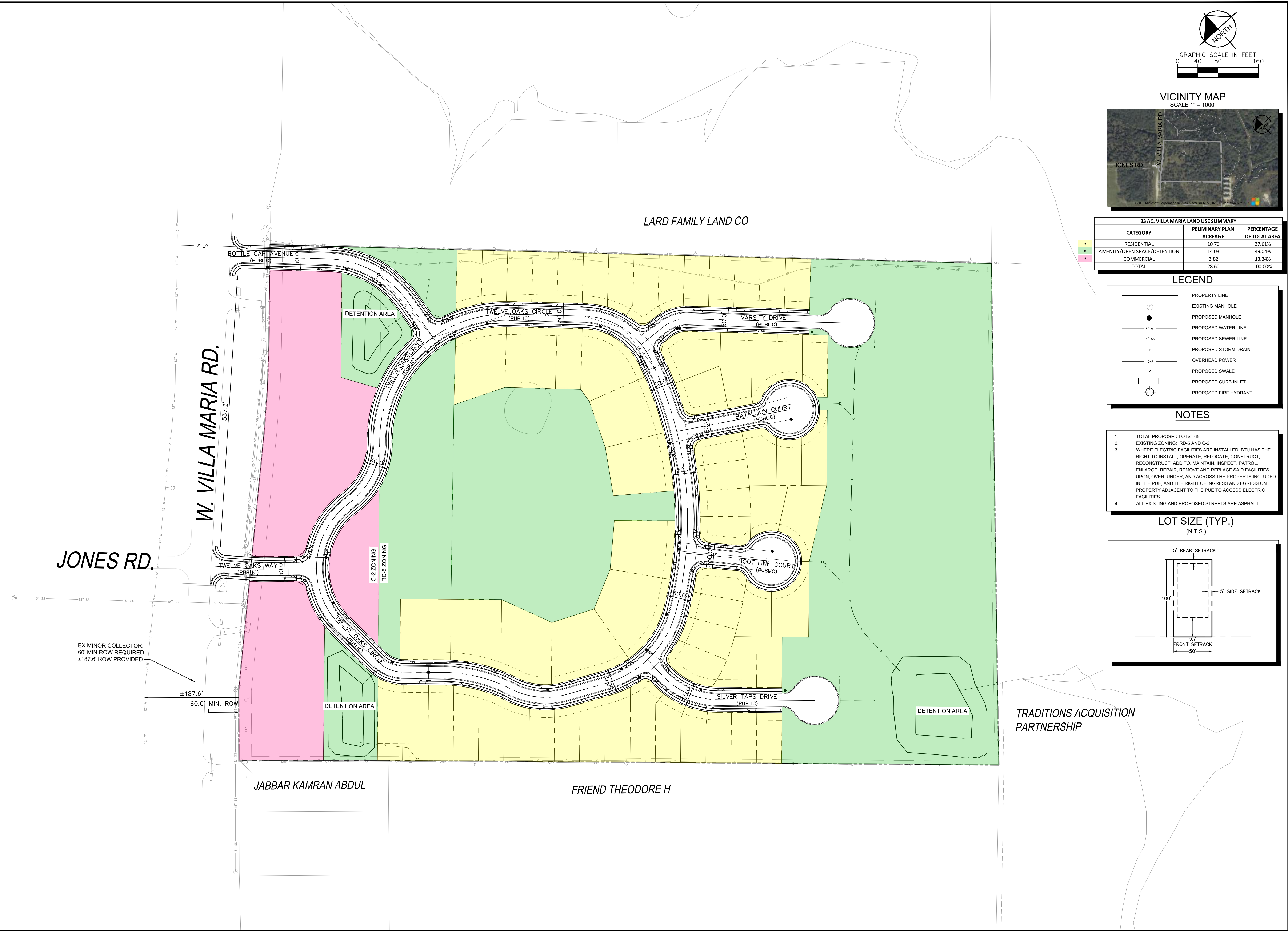


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 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Please do not rely on this document without written authorization and approval by Kimley-Horn and Associates, Inc.



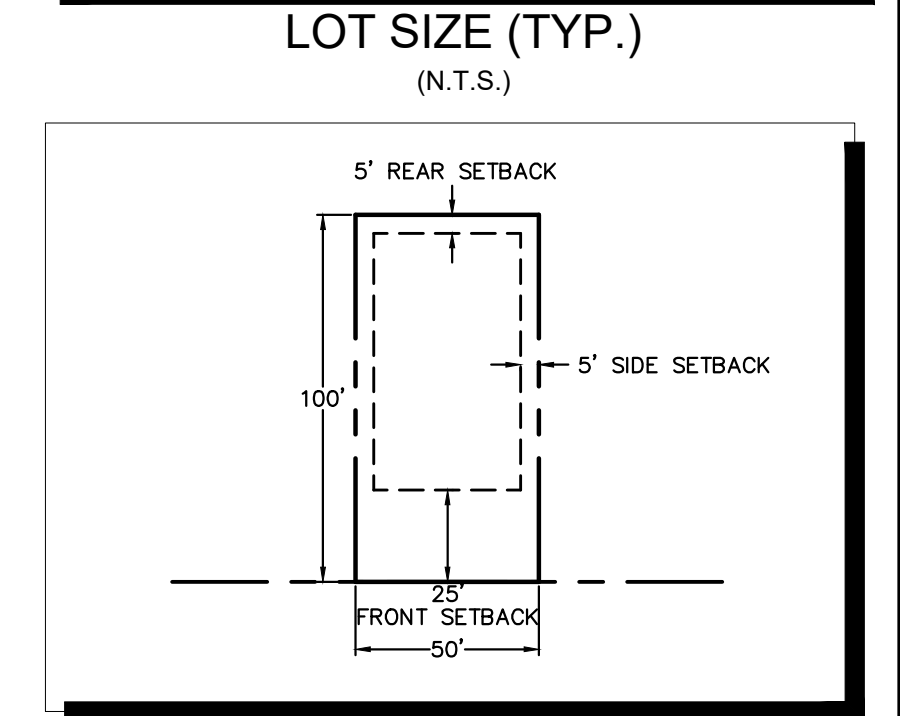
33 AC. VILLA MARIA LAND USE SUMMARY

CATEGORY	PELIMINARY PLAN ACREAGE	PERCENTAGE OF TOTAL AREA
RESIDENTIAL	10.76	37.61%
AMENITY/OPEN SPACE/DETENTION	14.03	49.04%
COMMERCIAL	3.82	13.34%
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.



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: 979-874-6995 FAX: 979-775-9599
 WWW.KIMLEY-HORN.COM

PROPERTY OWNER
 LUMINOUS CAPITAL, LLC
 4000 W. WOODLAND DRIVE, SUITE 200
 THE WOODLANDS, TX 77382
 TEL: (409) 363-6300
 CONTACT: THOMAS SITTON

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes
Kimley & Horn
 J. CHRIS HARRIS, P.E.
 Engineer No. 34658 Date: 7/17/2023

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

MASTER PLAN

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

SHEET NUMBER