

MARIA C. SALINAS
SURVEY NO. 17
ABSTRACT NO. 776

THOMAS RANCH
SECTION 3
DOC. NO. 202408589
O.P.R.B.C.T.

MARIA C. SALINAS
SURVEY NO. 17
ABSTRACT NO. 2270

CALLED 463.09 ACRES
ONX-CANYON WEST, LLC
DOC. NO. 2022041617
O.P.R.T.C.T.

REMAINDER OF
CALLED 891.065 ACRES
ARBOR WAY, INC.
DOC. NO. 201407482
O.P.R.B.C.T.
DOC. NO. 2014134835
O.P.R.T.C.T.

ROAD TABLE

LORALOMA DRIVE
PAE/PUE 2.6669 ACRES
ROAD WIDTH 140 FEET
ROAD LENGTH 830 LINEAR FEET

ROAD DEDICATION: 2.6669 ACRES (116,171 SQ. FT.)
TOTAL: 2.6669 ACRES (116,171 SQ. FT.)

R.O.W. LINEAR FEET: 830

PROPOSED USE

LOTS

SINGLE FAMILY RESIDENTIAL ---
FUTURE SINGLE FAMILY ---
LOW DENSITY RESIDENTIAL ---
RECREATIONAL ---
OPEN SPACE ---
DRAINAGE ---
ENTERTAINMENT ---

LOT SUMMARY TABLE

LOT 1: 21.2291 ACRES (924,741 SQ. FT.)
LOT 2: 21.2106 ACRES (923,934 SQ. FT.)

TOTAL: 42.4397 ACRES (1,848,675 SQ. FT.)

ACREAGE: 45.1067

PATENT SURVEY: MARIA C. SALINAS SURVEY NO. 17, ABSTRACT NO. 776

NUMBER OF LOTS: 2

**THOMAS RANCH,
SECTION 5
Burnet County, Texas**

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S83°52'24"E	87.99'
L2	S65°15'35"E	161.29'
L3	S72°41'00"E	333.61'
L4	N34°06'46"W	154.97'
L5	S34°06'46"E	154.97'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	790.00'	757.98'	54°58'24"	N28°12'34"E	729.24'
C2	1,516.47'	206.14'	7°47'19"	N51°48'06"E	205.98'
C3	1,430.00'	169.51'	6°47'30"	N30°43'01"W	169.41'
C4	930.00'	606.89'	37°23'23"	N15°25'04"W	596.18'
C5	790.00'	480.32'	34°50'08"	S16°41'42"E	472.95'
C6	1,570.00'	93.42'	3°24'33"	S32°24'30"E	93.40'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP (TO BE SET)
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "GBI PARTNERS" CAP FOUND
	CONCRETE MONUMENT FOUND MARKED "T" + "B"
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
PAE/PUE	PRIVATE ACCESS EASEMENT/ PUBLIC UTILITY EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS

0 200 400
100 300
GRAPHIC SCALE: 1" = 200'

N01°17'41"W 1,111.48'

N01°13'22"W 1,144.35'

APPROXIMATE LOCATION
OF TRANSMISSION LINE EASEMENT
(PARCEL NO. TWO)
VOL. 4615, PG. 139
D.R.T.C.T.

APPROXIMATE LOCATION
OF 100' ELECTRIC
TRANSMISSION EASEMENT
(TRACT NO. 2)
VOL. 600, PG. 529
D.R.T.C.T.
VOL. 1397, PG. 984
O.P.R.B.C.T.

LORALOMA DRIVE
(PROPOSED)

LORALOMA DRIVE
(140' PAE/PUE)

PROMINENCE ROAD

CAPELLA WAY

CRESCENDO RUN

LORALOMA DRIVE
(140' PAE/PUE)
N55°41'46"E 806.91'

S28°39'59"W 4,030.26'

BURNET COUNTY

TRAVIS COUNTY

BURNET CO.
BLANCO CO.

Kimley»Horn

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date: 2/19/2025
Project: 01590
Scale: 1" = 200'
Reviewer: SMD
Tech: DDL
Field Crew: JR/MP
Survey Date: FEB. 2025
Sheet: 1 OF 2

STATE OF TEXAS §
COUNTY OF BURNET §
KNOW ALL MEN BY THESE PRESENTS: THAT RALPH B. THOMAS, PRESIDENT OF ARBOR WAY, INC., A TEXAS CORPORATION, BEING THE OWNER OF 45.1067 ACRES OUT OF THE MARIA C. SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 891.065 ACRE TRACT CONVEYED TO ARBOR WAY, INC., IN DOCUMENT NO. 2014134835 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT LAND, AND DO HEREBY SUBDIVIDE 45.1067 ACRES AS SHOWN HEREON, TO BE KNOWN AS

THOMAS RANCH, SECTION 5

AS THE OFFICIAL PLAT OF THE SAME, THE EASEMENTS HEREON ARE RESERVED FOR THE USE OF PUBLIC UTILITY PROVIDERS.

ARBOR WAY, INC.
A TEXAS CORPORATION

RALPH B. THOMAS, REPRESENTATIVE
ARBOR WAY, INC.
202 ARBORWAY STREET
HOUSTON, TEXAS 77057

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RALPH B. THOMAS, PRESIDENT OF ARBOR WAY, INC., KNOWN UNTO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS {
COUNTY OF BURNET {

I, STEVEN M. DUARTE, DO HEREBY CERTIFY THAT THE SURVEY-RELATED PORTIONS OF THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION. LOT CORNERS WILL BE SET AFTER THE PLAT IS RECORDED AND SITE GRADING IS COMPLETE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE, R.P.L.S.
TEXAS REGISTRATION NO. 5940
SDUARTE@4WARDLS.COM

DATE

OWNER:
ARBOR WAY, INC.
202 ARBORWAY STREET
HOUSTON, TEXAS 77057

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

SURVEYOR:
4WARD LAND SURVEYING
4120 FREIDRICH LANE, SUITE 200
AUSTIN, TEXAS 78744

GENERAL NOTES:

1. THIS RESIDENTIAL AND COMMERCIAL SUBDIVISION IS WITHIN THE BURNET COUNTY IMPROVEMENT DISTRICT NO. 1, A SPECIAL DISTRICT WITH JURISDICTION TO LEVY TAXES TO SUPPORT THE CONSTRUCTION AND MAINTENANCE OF INFRASTRUCTURE WITHIN THE DEVELOPMENT. THIS PROPERTY SHALL BE DEVELOPED PURSUANT TO THE CONSENT AGREEMENT FOR THE CREATION OF THE DISTRICT. NO PORTION OF THIS PROJECT IS WITHIN AN ETJ.
2. THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS.
3. THIS SUBDIVISION IS SERVED BY THE CENTRALIZED WATER DISTRIBUTION AND WASTEWATER TREATMENT SYSTEMS SHARED WITH TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1. BURNET COUNTY, BURNET COUNTY IMPROVEMENT DISTRICT NO. 1 AND TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1 DO NOT GUARANTEE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
4. BY FILING THIS PLAT WPP THOMAS RANCH AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE PRIVATE ROADS IN THIS SUBDIVISION.
5. PRIVATE/GATED ROADWAYS SHALL BE CONSIDERED PRIVATE AND SHALL BE MAINTAINED BY THE BURNET COUNTY IMPROVEMENT DISTRICT NO 1 AND/OR A HOMEOWNER’S ASSOCIATION.
6. ANY UNMANNED GATES SHALL HAVE A KNOX BOX FOR THE FIRE DEPARTMENT.
7. MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT WIDTH SHALL BE FORTY FEET WIDE.
8. MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT LENGTH SHALL BE EIGHTY FEET LONG.
9. MINIMUM FRONT SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY-FIVE FEET OR AS REQUIRED BY THE HOMEOWNER’S ASSOCIATION.
10. MINIMUM REAR SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY FEET OR AS REQUIRED BY THE HOMEOWNER’S ASSOCIATION.
11. MINIMUM SIDE SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TEN FEET FROM LOT LINE, TWENTY FEET FROM SIDE ROAD R.O.W. OR AS REQUIRED BY THE HOMEOWNER’S ASSOCIATION.
12. MAXIMUM DENSITY FOR MULTIFAMILY IS 24 UNITS PER ACRE.
13. MINIMUM FRONT SETBACK FOR COMMERCIAL LOTS SHALL BE FIFTEEN FEET.
14. MINIMUM SIDE AND REAR SETBACK FOR COMMERCIAL LOTS SHALL BE TEN FEET.
15. BURNET COUNTY AND THE BURNET COUNTY IMPROVEMENT DISTRICT NO. 1 DO NOT GUARANTEE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
16. THIS PROPERTY LIES ENTIRELY WITHIN ZONE X (AREA OUTSIDE THE 100-YEAR FLOODPLAIN), AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48503C0705F DATED MARCH 15, 2012.
17. THE ENGINEERING PORTIONS OF THIS PLAT WERE DESIGNED BY KIMLEY-HORN (NORTH AUSTIN).

LCRA NOTES:

1.ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY’S HIGHLAND LAKES WATERSHED ORDINANCE (HLWO). ALL STORMWATER RUNOFF SHALL BE TREATED AND MANAGED PER THE HLWO TECHNICAL CRITERIA BEFORE DRAINING TO THE EXISTING WATERWAYS AND CREEKS. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.

2.THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS OTHER THAN THOSE NOTED IN CHAPTER 2.4 OF THE HLWO WATER QUALITY MANAGEMENT TECHNICAL MANUAL MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT. ROADWAY CROSSINGS, STORMWATER DETENTION STRUCTURES, AND UTILITY CROSSINGS SHALL MINIMIZE DISTURBANCE TO THE MAXIMUM EXTENT PRACTICAL AND SHOULD OCCUR AT NEAR RIGHT ANGLES TO THE WATERWAY CENTERLINE. THE EASEMENT SHALL BE MAINTAINED BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.

3.THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA). THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

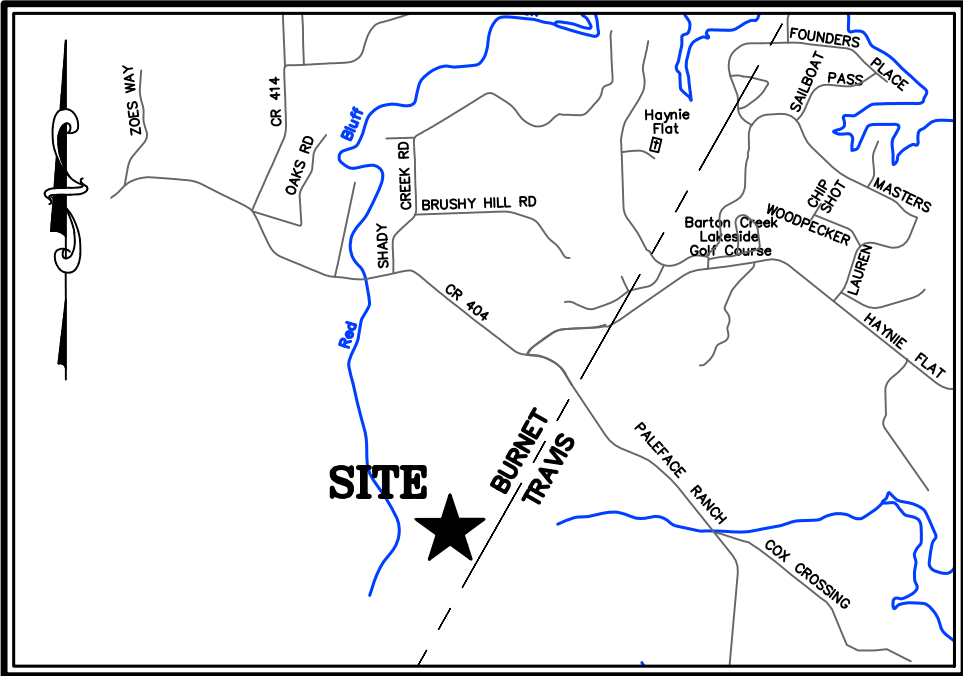
4.PRIOR TO SUBMITTING A DEVELOPMENT PERMIT APPLICATION, THE APPLICANT MUST PREPARE A WATER QUALITY MASTER PLAN PER SECTION 6.2 OF THE HIGHLAND LAKES WATERSHED ORDINANCE. TECHNICAL CRITERIA AND REQUIREMENTS OF THE MASTER PLAN ARE DETAILED IN APPENDIX 1.6 OF THE HLWO WATER QUALITY MANAGEMENT TECHNICAL MANUAL. A DEVELOPMENT PERMIT FOR A PHASE OR SECTION CAN BE SUBMITTED CONCURRENTLY WITH AN OVERALL DEVELOPMENT WATER QUALITY MASTER PLAN.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117175683.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A 4’ ALUMINUM DISK IN CONCRETE STAMPED "P480" FOUND, GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON DERIVED FROM GPS STATIC OBSERVATIONS WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED 1/10/23.



VICINITY MAP

SCALE: 1" = 3000'

STATE OF TEXAS §
COUNTY OF BURNET §

I, JOE DON DOCKERY, COUNTY COMMISSIONER OF PRECINCT NO. 4, IN BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS SUBDIVISION AND HEREBY APPROVE SAID PLAT FOR PRESENTATION TO THE COMMISSIONERS COURT OF BURNET COUNTY, TEXAS.

JOE DON DOCKERY, COMMISSIONER PRECINCT NO. 4

STATE OF TEXAS §
COUNTY OF BURNET §

I, JAMES OAKLEY, JUDGE OF THE COMMISSIONER’S COURT OF BURNET COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED BY THE COMMISSIONER’S COURT OF BURNET COUNTY, ON THE _____ DAY OF _____, 2023 AND BY MY SIGNATURE AFFIXED HERETO, AUTHORIZED THIS PLAT TO BE RECORDED IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

JAMES OAKLEY, COUNTY JUDGE

THOMAS RANCH,
SECTION 5
Burnet County, Texas

Kimley»Horn

4WARD

Land Surveying

A Limited Liability Company

PO Box 90876, Austin Texas 78709

INFO@4WARDLS.COM (512) 537-2384

TBPELS FIRM #10174300

Date:	2/19/2025
Project:	01590
Scale:	N/A
Reviewer:	SMD
Tech:	DDL
Field Crew:	JR/MP
Survey Date:	FEB. 2025
Sheet:	2 OF 2