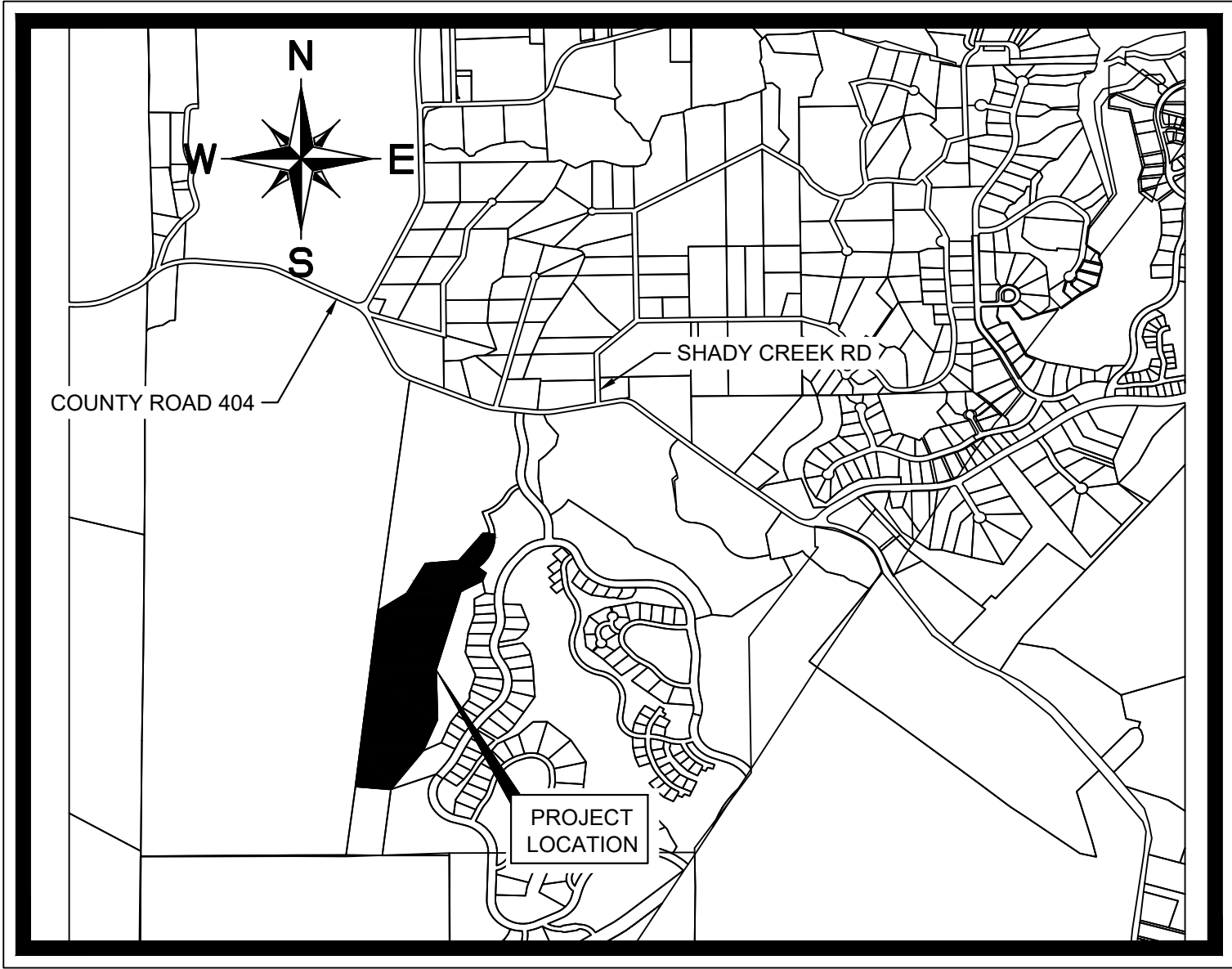


PRELIMINARY PLANS
FOR
THOMAS RANCH PARCEL 55
BURNET COUNTY, TEXAS



VICINITY MAP

SEPTEMBER 2025

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	FINAL PLAT (1 OF 6)
4	FINAL PLAT (2 OF 6)
5	FINAL PLAT (3 OF 6)
6	FINAL PLAT (4 OF 6)
7	FINAL PLAT (5 OF 6)
8	FINAL PLAT (6 OF 6)
9	OVERALL PRELIMINARY PLAN
10	PRELIMINARY PLAN (1 OF 2)
11	PRELIMINARY PLAN (2 OF 2)

LEGAL DESCRIPTION
BEING 33.36 ACRES OF LAND, BEING A PORTION OF LOT 55 OF THOMAS RANCH SECTION 1,
RECORDED IN DOCUMENT NO. 202306164 OF THE OFFICIAL PUBLIC RECORDS OF BURNET
COUNTY, TEXAS

ENGINEER



10814 JOLLYVILLE ROAD STATE OF TEXAS
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #F-928
CONTACT: RYAN M. CUNNINGHAM, P.E.

Tel. No. (512) 418-1771

OWNER/DEVELOPER NAME AND ADDRESS:

ARETE THOMAS RANCH HOLDINGS, LLC
4670 S HOLLADAY VILLAGE PLAZA
SUIT 200
SALT LAKE CITY, UR 84117

DISTRICT:

BURNET COUNTY IMPROVMENTS DISTRICT #1

SURVEYOR

MIKE MONTGOMERY
KIMLEY-HORN AND ASSOCIATES
108114 JOLLYVILLE ROAD, AVALLON
IV, SUITE 200 AUSTIN, TEXAS 78759

PREPARED BY:



10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #628

(512) 418-1771
(512) 418-1791

LISTS OF CONTACTS:

WATER & SANITARY SEWER
BURNET COUNTY
IMPROVEMENTS DISTRICT #1
CENTRALIZED WATER AND
WASTWATER SYSTEMS WITH
TRAVIS COUNTY IMPROVMENTS
DISTRICT NO. 1

GAS
TEXAS GAS SERVICE
CHRIS MCKNIGHT
5613 AVENUE F
AUSTIN, TX 78751
PH. (512) 468-1134
LBARGAR@TXGAS.COM

ELECTRIC
PEDERNALES ELECTRIC
COOPERATIVE INC.
TERRY CRAVEY,
4302 N US HIGHWAY 281
MARBLE FALLS, TX 78654.

FIRE
BURNET COUNTY
EMERGENCY SERVICES
DISTRICT 9
9805 E. HIGHWAY 71
SPICEWOOD, TEXAS
78669-4081
PH. (830) 693-7136

STORM SEWER
BURNET COUNTY
IMPROVEMENTS DISTRICT #1
CENTRALIZED WATER AND
WASTWATER SYSTEMS WITH
TRAVIS COUNTY IMPROVMENTS
DISTRICT NO. 1



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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE 512-418-1771
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



9/17/25

KHA PROJECT	DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:
069406209	SEPTEMBER 2025	AS SHOWN	RMC	AOR	JAP

COVER SHEET

THOMAS RANCH
PARCEL 55
BURNET COUNTY, TEXAS

SHEET NUMBER
1
OF 11

THOMAS RANCH PARCEL 55 - PARCEL 55

Plotted By: Cunningham, Ryan Date: October 14, 2025 11:39:02am File Path: K:\Users\civil\thomas ranch\arete - 2000 acres\allotop - single-family\parcel 55\Cod\preliminary\plansheets\C-General Notes.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

- THIS SUBDIVISION TO BE SERVED BY THE CENTRALIZED WATER DISTRIBUTION AND WASTEWATER TREATMENT PROVIDED BY TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1
- WATER USE SHALL BE METERED PER UNIT AND MAY BECOME LIMITED WITH OVERUSE.
- PUBLIC ROADWAYS IN THIS SUBDIVISION SHALL BE MAINTAINED BY BRUNET COUNTY OR BRUNET COUNTY IMPROVEMENTS DISTRICT NO. 1.
- PRIVETIGATED ROADWAYS SHALL BE CONSIDERED PRIVATE AND SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION
- ANY UNMANNED GATES SHALL HAVE A KNOX BOX FOR THE FIRE DEPARTMENT
- THIS PROJECT IS SUBJECT TO THE HIGHLAND LAKES WATERSHED ORDINANCE (HLWO); ALL STORM WATER SHALL BE COLLECTED TREATED AND CONVEYED TO THE EXISTING CREEKS IN ACCORDANCE WITH HLOW.
- A PERMIT THOUGH LCRA IS REQUIRED PRIOR TO ANY CONSTRUCTION.
- ONLY ROADWAYS AND UTILITIES MAY BE CONSTRUCTED THROUGH THE STREAM BUFFERS SHOWN ON THE PLAT.
- LCRA HLWO ORDINANCE PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION
- MINIMUM SINGLE-FAMILY, ATTACHED PRESIDENTIAL LOT WIDTH SHALL BE FORTY FEET WIDE
- MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT LENGTH SHALL BE TWENTY-FIVE FEET
- MINIMUM FRONT SET BACK FOR SINGLE FAMILY LOTS SHALL BE TWENTY-FIVE FEET
- MINIMUM REAR SET BACK FOR SINGLE FAMILY LOTS SHALL BE TEN FEET
- MINIMUM SIDE SETBACK FOR SINGLE FAMILY LOTS SHALL BE FIVE FEET FROM LOT LINE, TWENTY FEET FROM SIDE ROAD R.O.W.
- MAXIMUM SINGLE FAMILY ATTACHED AND DETACHED UN ITS SHALL BE LIMITED TO 800 EQUIVALENT SINGLE FAMILY CONNECTIONS

LCRA NOTES:

- 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.
- 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.
- 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.
- 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 1.000117175883.

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.

FLOODPLAIN:

FLOODPLAIN AS SHOWN HAS BEEN STUDIED AND ANALYZED BY GANNETT FLEMING. REFERENCE DRAINAGE STUDY PREPARED BY GANNETT FLEMING, DATED AND STAMPED BY AMY DZIUK ON NOVEMBER 11TH, 2024 ON BEHALF OF THOMAS RANCH ARETE COLLECTIVE DEVELOPMENT.

WATERWAY BUFFER ZONE PLAT NOTE:

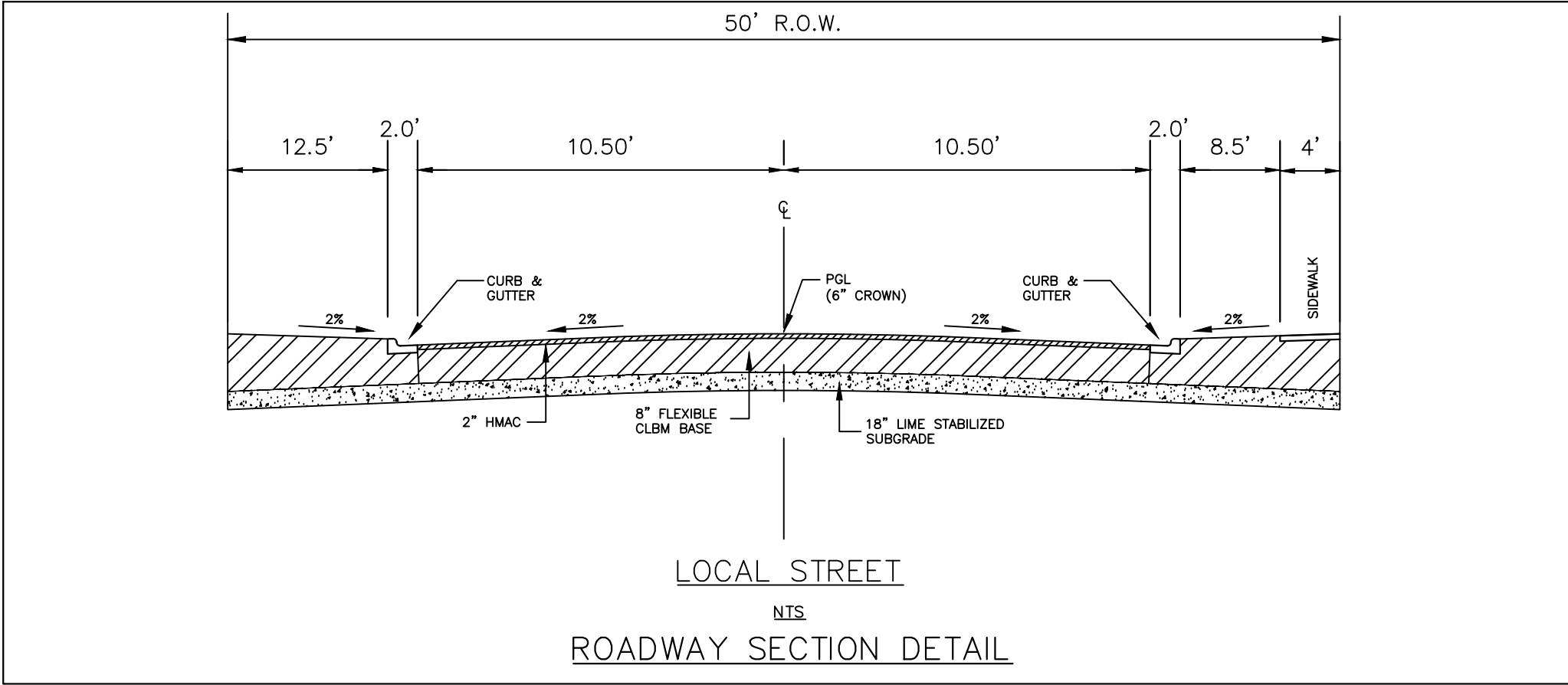
THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, 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 FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER 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

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

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.

PERMIT PLAT NOTE:

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. 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.



PARCEL DATA TABLE		
	#	ACREAGE
TOTAL RESIDENTIAL LOTS	69	18.27
TOTAL OPEN SPACE LOTS	2	14.42
TOTAL AMENITY LOTS	N/A	0.00
TOTAL R.O.W.	N/A	0.67
GRAND TOTAL:	71	33.36

THOMAS RANCH
PARCEL 55
BURNET COUNTY, TEXAS

SHEET NUMBER
2
OF 11

GENERAL NOTES

KHA PROJECT
069406209

DATE
SEPTEMBER 2025

SCALE: AS SHOWN

DESIGNED BY: RMC

DRAWN BY: AOR

CHECKED BY: JAP

Kimley»Horn

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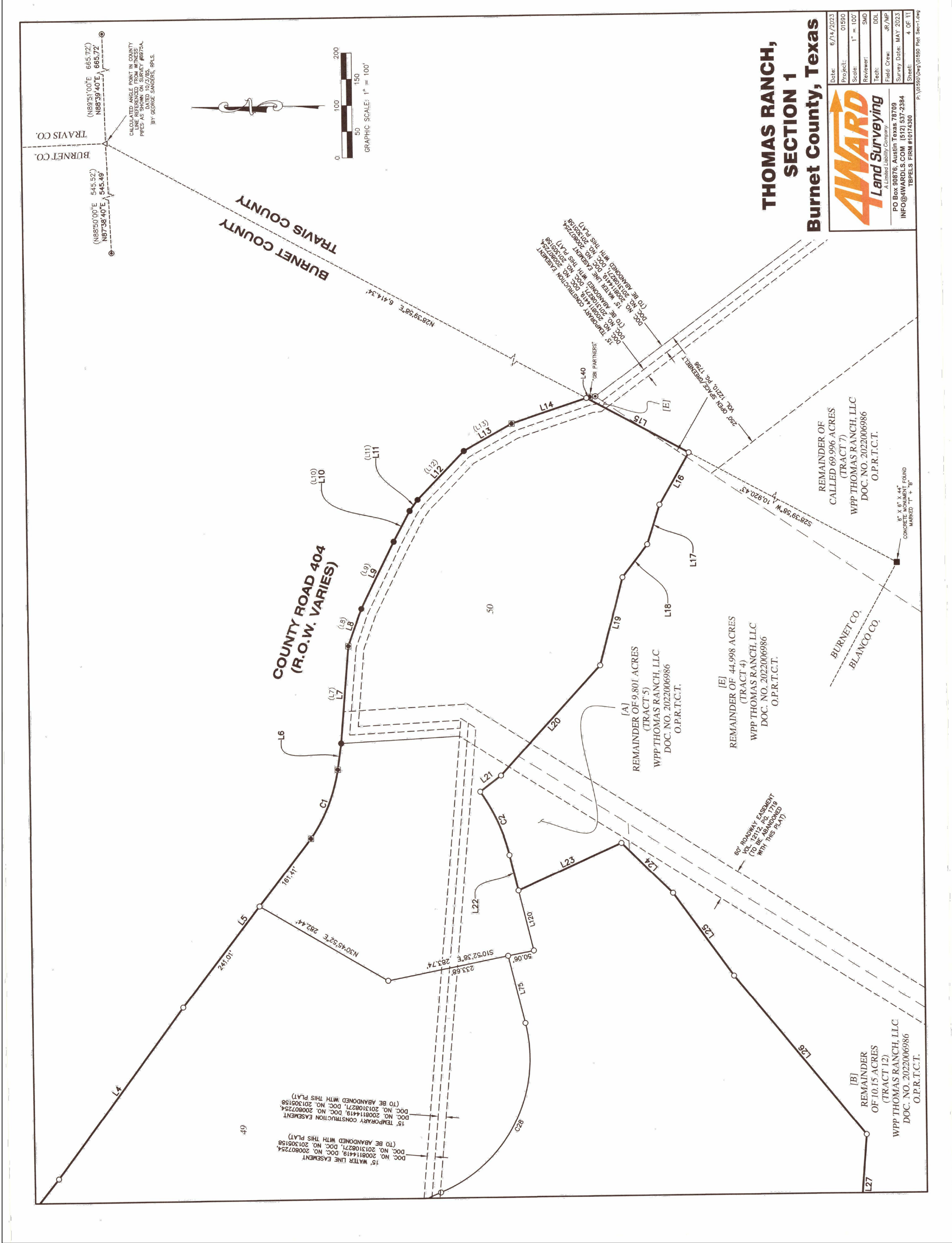
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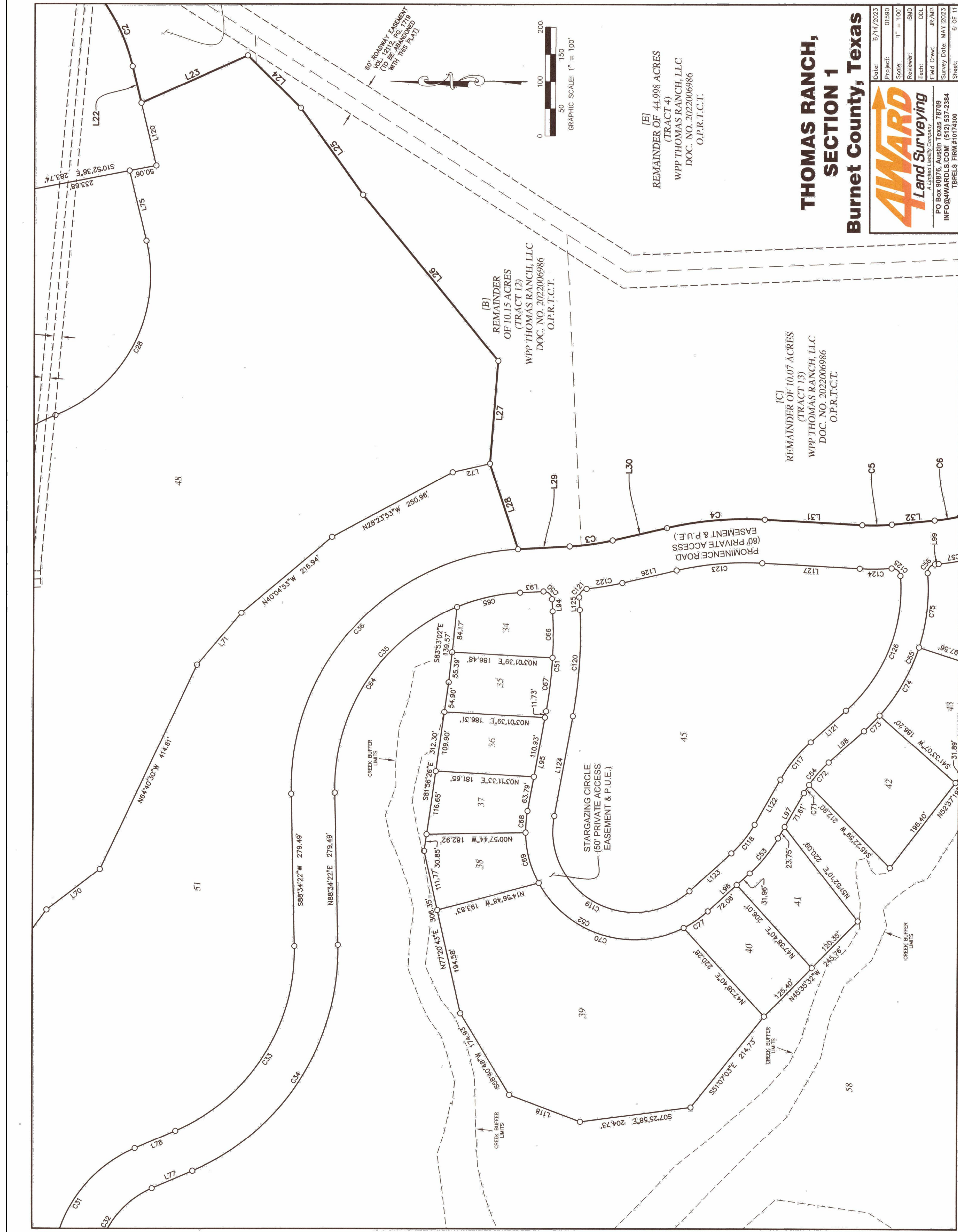
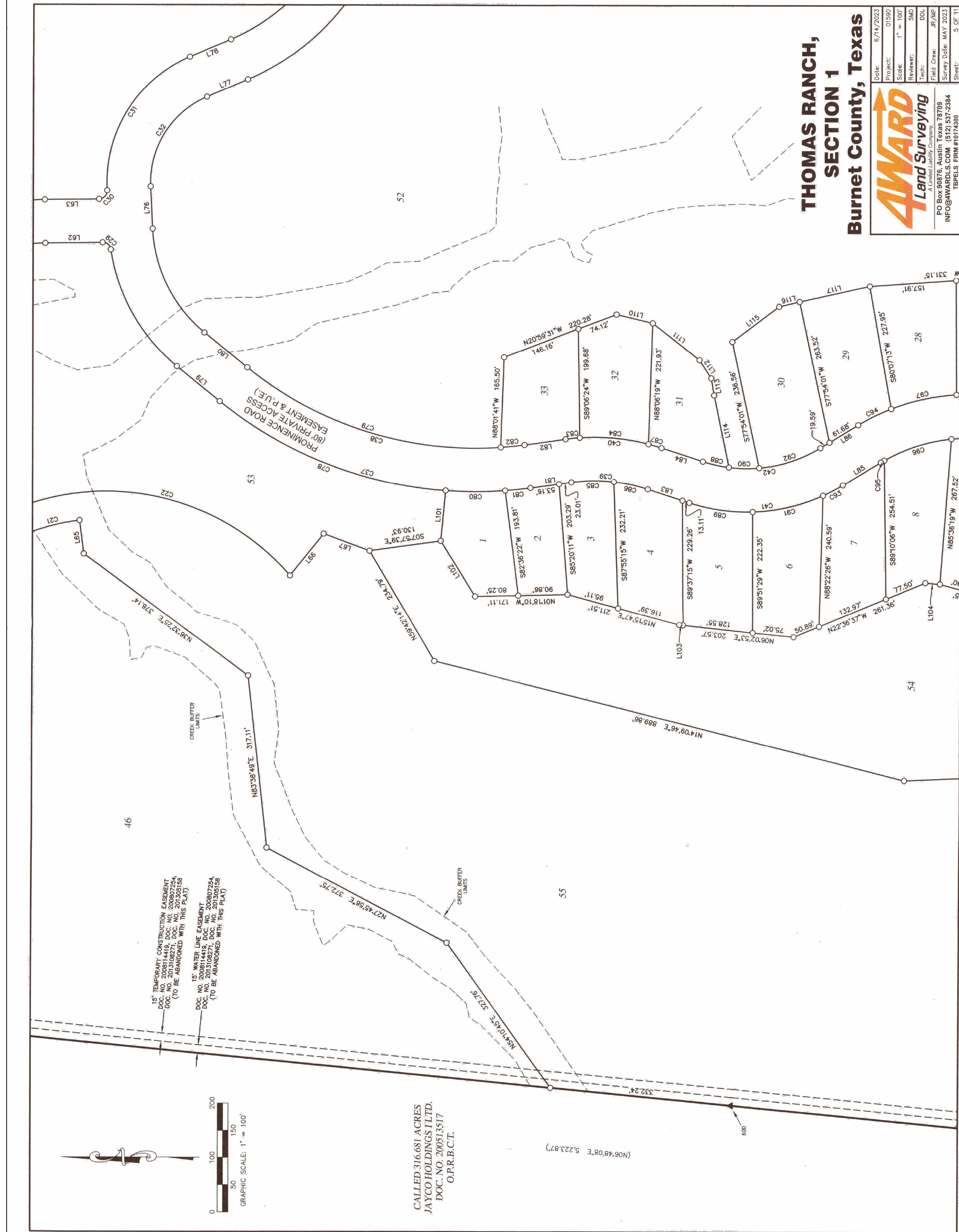
RYAN M. CUNNINGHAM
145422
LICENSED PROFESSIONAL ENGINEER

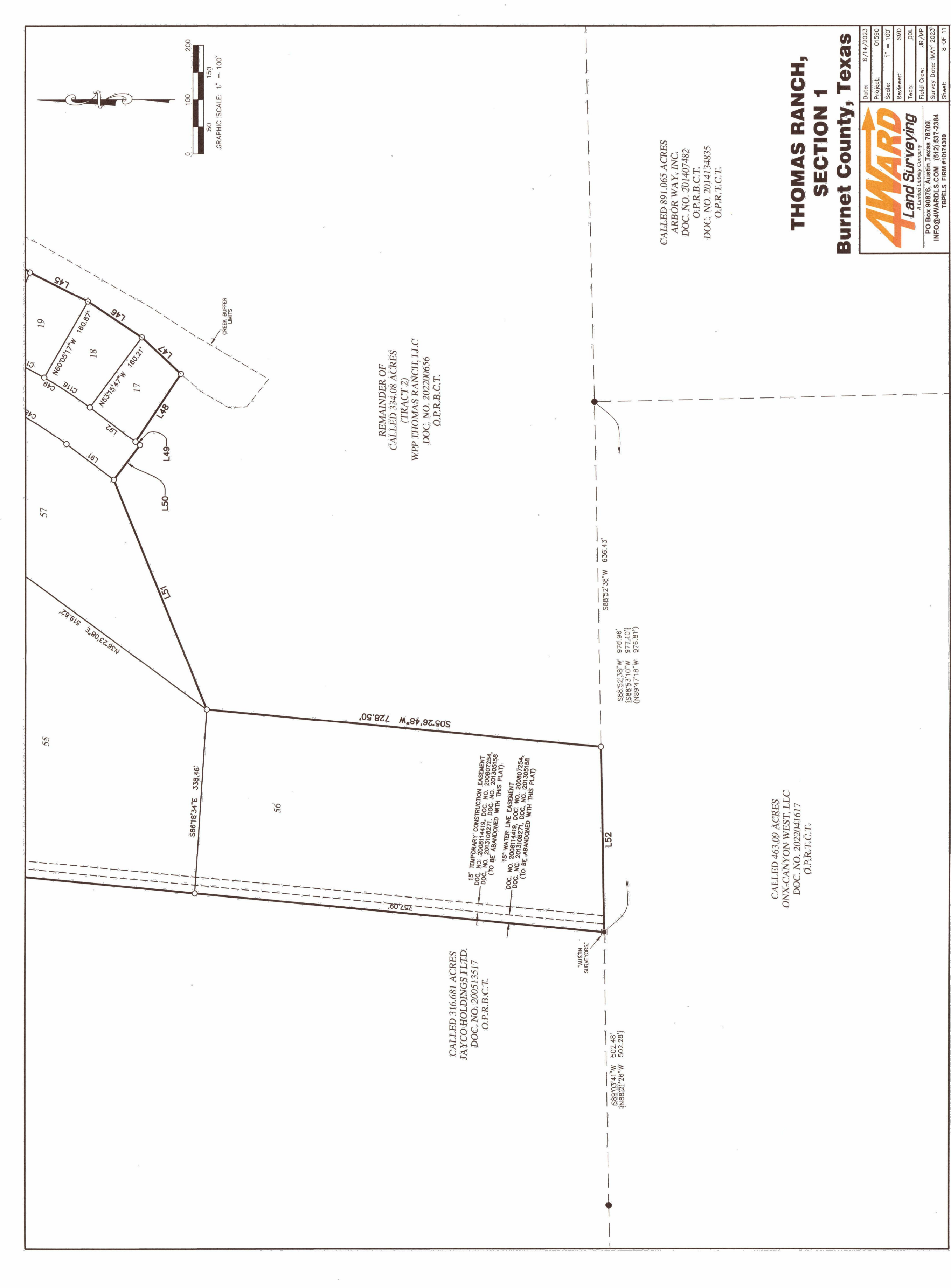
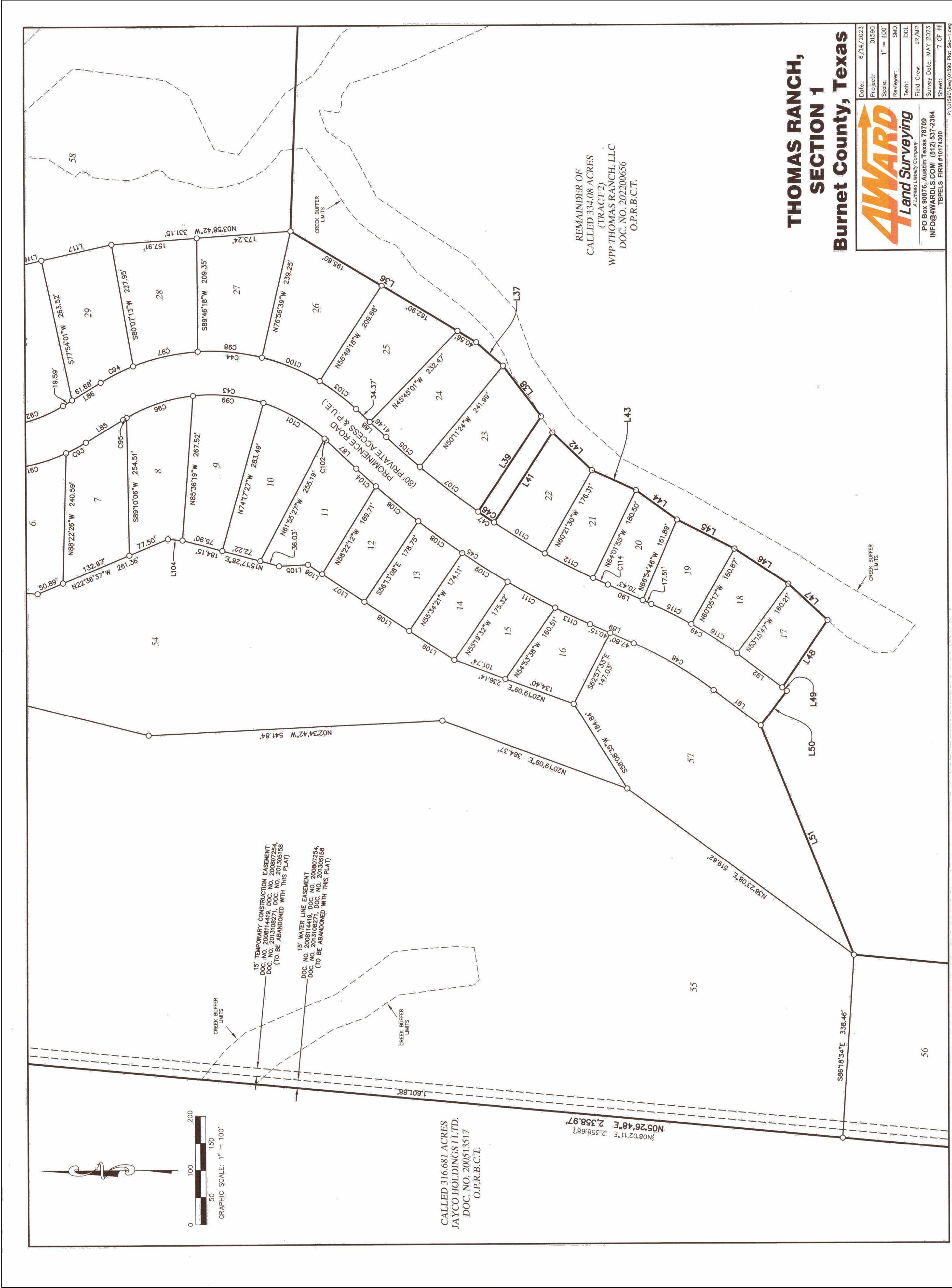
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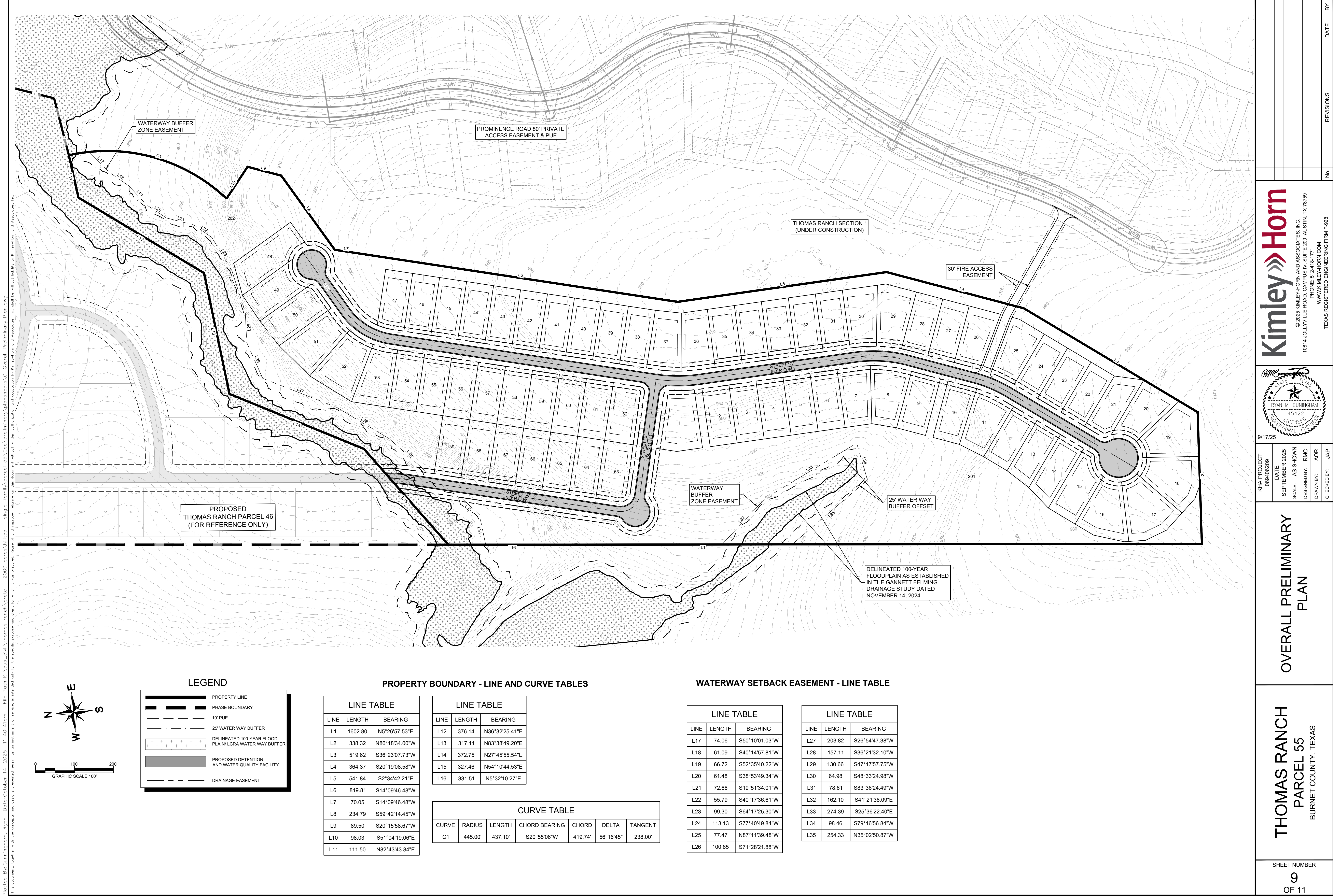
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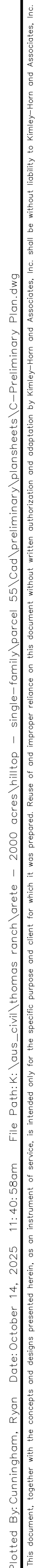
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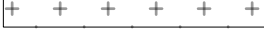


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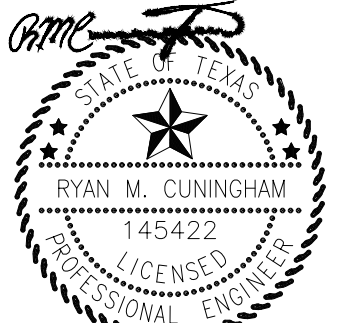




- | | |
|---|--|
|  | PROPERTY LINE |
|  | PHASE BOUNDARY |
|  | 10' PUE |
|  | 25' WATER WAY BUFFER |
|  | DELINEATED 100-YEAR FLOOD
PLAIN/LCRA WATER WAY BUFFER |
|  | PROPOSED DETENTION
AND WATER QUALITY FACILITY |
|  | DRAINAGE EASEMENT |

MATCH LINE SEE NEX SHEET

Kimley»»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928



11/17/25

DATE	SEPTEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	RMC
DRAWN BY:	AOR
CHECKED BY:	JAP

PRELIMINARY PLAN
(1 OF 2)

THOMAS RANCH
PARCEL 55
BURNET COUNTY, TEXAS

SHEET NUMBER
10
OF 11

No.	REVISIONS	DATE	BY
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