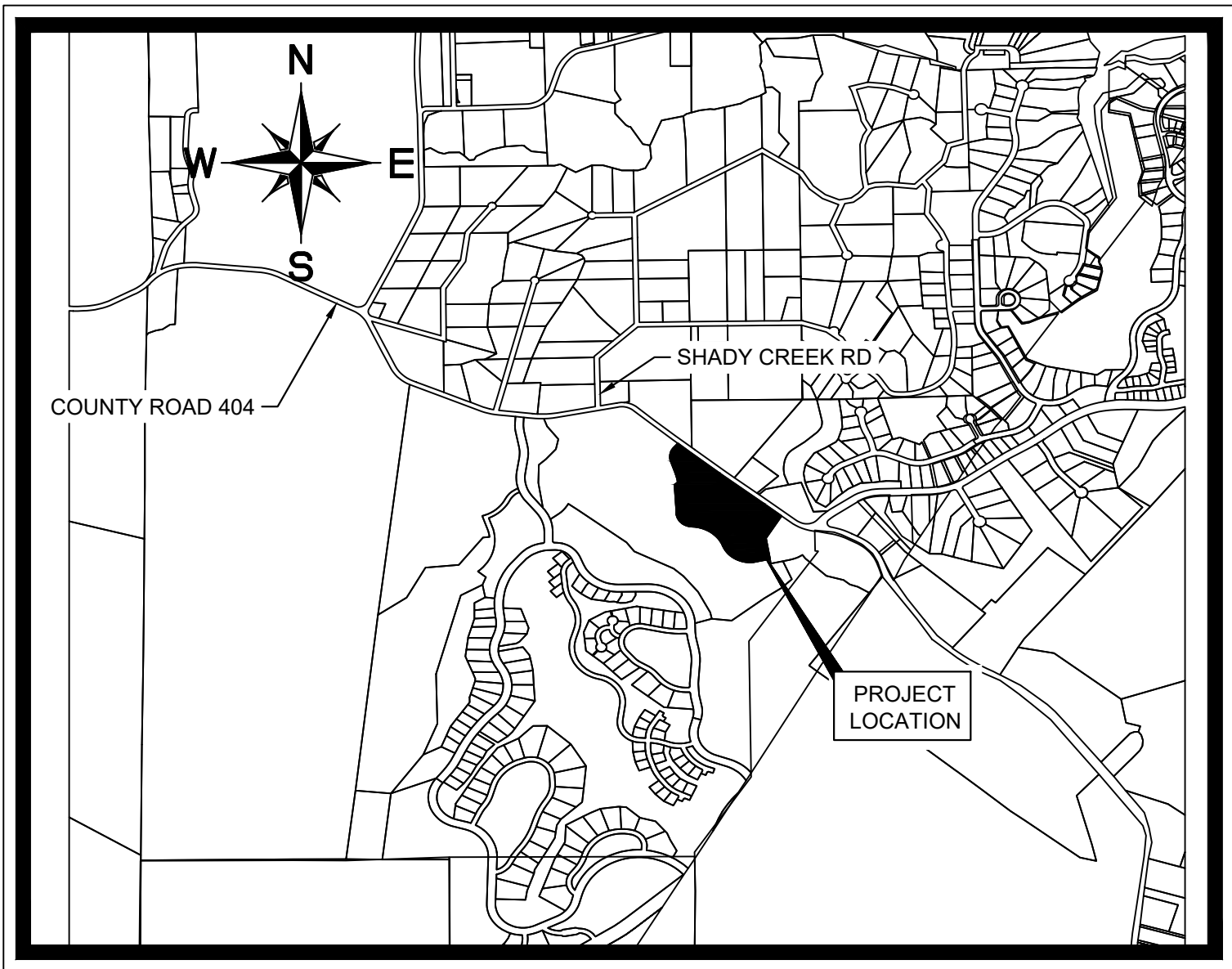


PRELIMINARY PLANS
FOR
THOMAS RANCH PARCEL 49
BURNET COUNTY, TEXAS



VICINITY MAP

OCTOBER 2025

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	FINAL PLAT (1 OF 6)
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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 17.05 ACRES OF LAND, BEING A PORTION OF LOTS 48, 49 AND 50 OF THOMAS RANCH SECTION 1, RECORDED IN DOCUMENT NO. 202306164 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING A PORTION OF LOT 77 OF THOMAS RANCH SECTION 3, RECORDED IN DOCUMENT NO. 202408589 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

ENGINEER



10814 JOLLYVILLE ROAD STATE OF TEXAS
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
Tel. No. (512) 418-1771
CERTIFICATE OF REGISTRATION #F-928
CONTACT: RYAN M. CUNNINGHAM, P.E.

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 JILLYVILLE ROAD, AVALLON
IV, SUITE 200 AUSTIN, TEXAS 78759

PREPARED BY:



10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
Fax No. (512) 418-1791
CERTIFICATE OF REGISTRATION #628

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

LISTS OF CONTACTS:

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



© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE 512-418-1771
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



10/3/2025

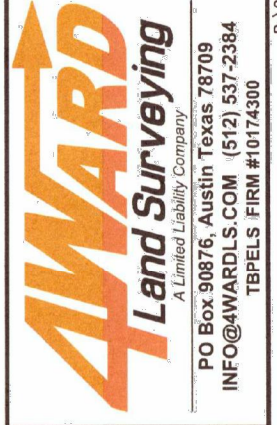
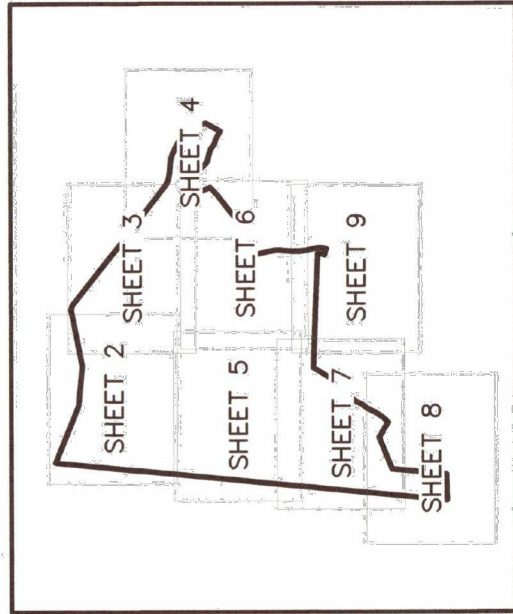
KHA PROJECT	DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:
069406209	SEPTEMBER 2025	AS SHOWN	RMC	AOR	RMC

COVER SHEET

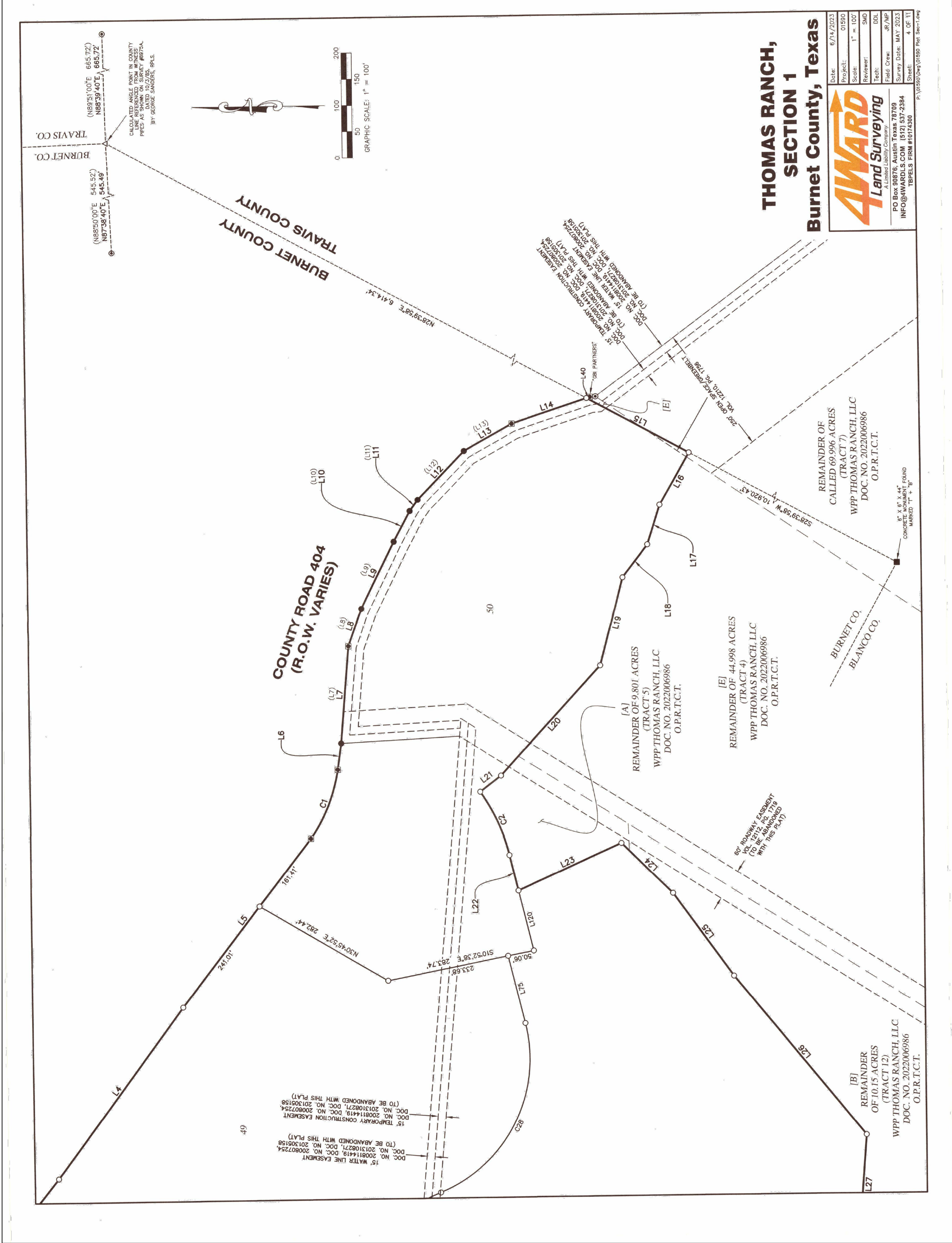
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PARCEL 49
BURNET COUNTY, TEXAS

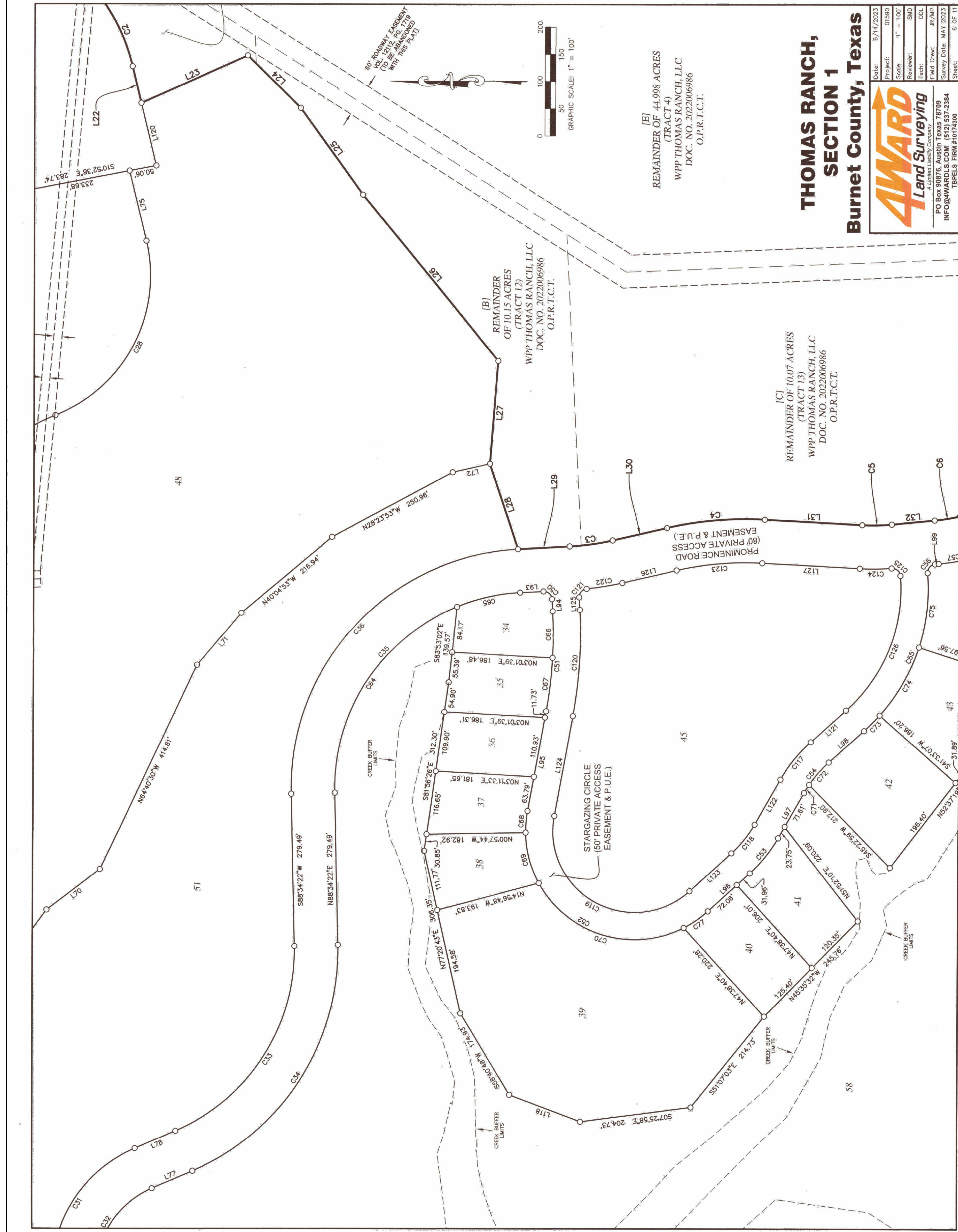
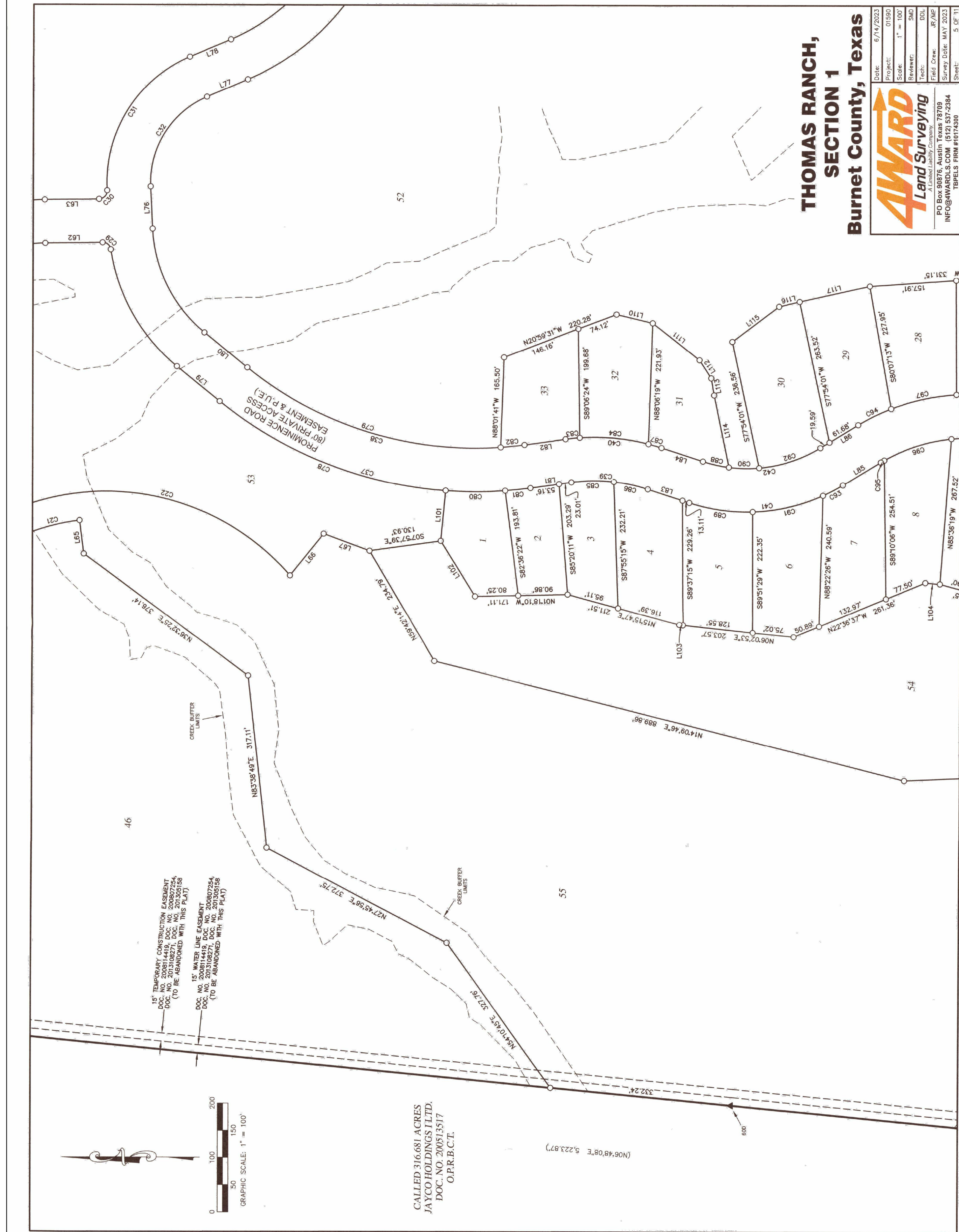
SHEET NUMBER
1
OF 11

THOMAS RANCH PARCEL 49 - PARCEL 49



SHEET NUMBER
3
OF 11





No.	REVISIONS	DATE	BY
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Date:	6/17/2023
Project:	01590
Scale:	1" = 100'
Reviewer:	SMO
Techn:	BDL
Field Crew:	3P/M/P
Survey Date:	MAY 2023
Sheet:	9 OF 11

P:\01590\01590 Plot 36c-11.dwg

LINE #		DIRECTION		LINE TABLE	
LINE #	DIRECTION	LINE #	DIRECTION	LINE #	DIRECTION
6.08	S247°25'W	6.75			
6.09	S247°25'W	6.76			
6.10	S247°25'W	6.77			
6.11	S247°25'W	6.78			
6.12	S247°25'W	6.79			
6.13	S247°25'W	6.80			
6.14	S247°25'W	6.81			
6.15	S247°25'W	6.82			
6.16	S247°25'W	6.83			
6.17	S247°25'W	6.84			
6.18	S247°25'W	6.85			
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4WARD Land Surveying A Limited Liability Company		PO Box 30876, Austin Texas 78709 INFO@4WARDS.COM (512) 337-2384 TBPLES FRM #0174300
Date:	6/14/2023	
Project:	01950	
Scale:	N/A	
Revised:	SMC	
Tech:	DD	
Field Crew:	JR MY	
Survey Date:	JUN 2023	
Sheet:	10 OF 11	

