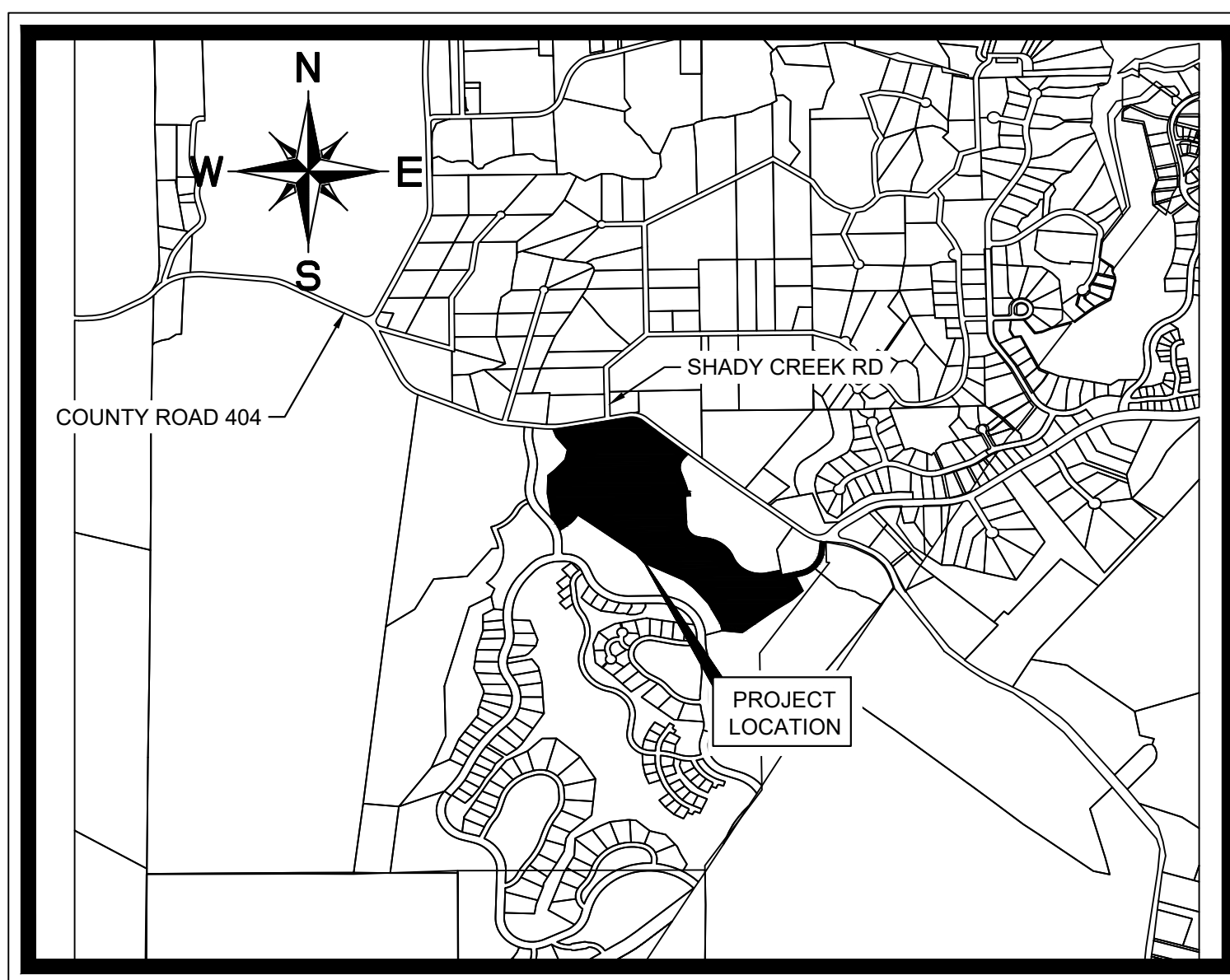


PRELIMINARY PLANS FOR **IAS RANCH PARC** BURNET COUNTY, TEXAS



VICINITY MAP

OCTOBER 2025

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	FINAL PLAT (1 OF 6)
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07	FINAL PLAT (5 OF 6)
08	FINAL PLAT (6 OF 6)
09	OVERALL PRELIMINARY PLAN
10	PRELIMINARY PLAN (1 OF 2)
11	PRELIMINARY PLAN (2 OF 2)

LEGAL DESCRIPTION
BEING 53.39 ACRES, BEING A PORTION OF LOT 48 AND LOT 49, THOMAS RANCH, SECTION 1, A LEGAL SUBDIVISION, ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 202306164 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SITUATED IN THE W.W. BUNTON SURVEY, ABSTRACT 1809, BURNET COUNTY, TEXAS

BENCHMARKS

P.N.E.Z.D					
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"SURVEY CONTROL"					
104,10133891.587,2992937.860,940.570,MNWS	/	CP	103		
"SURVEY CONTROL"					
104,10139568.012,2997172.177,928.160,MNWS	/	CP	104		
"SURVEY CONTROL"					
105,10136465.932,2996317.789,876.938,MNWS	/	CP	105		
"SURVEY CONTROL"					
702,10135659.880,2997140.714,926.557,CP, MON2, CONC.					

OWNER/DEVELOPER NAME AND ADDRESS:

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

DISTRICT:

BURNET COUNTY IMPROVEMENTS DISTRICT #1

SURVEYOR

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

PREPARED BY:

Kimley»»Horn

10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300 (512) 418-1777
AUSTIN, TEXAS 78759 Fax No. (512) 418-1797
CERTIFICATE OF REGISTRATION #928

LISTS OF CONTACTS:

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

GAS
TEXAS GAS SERVICE
CHRIS MCKNIGHT
5613 AVENUE F
AUSTIN, TX 78751
PH. (512) 465-1134
LBARGAR@TXGAS.COM

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

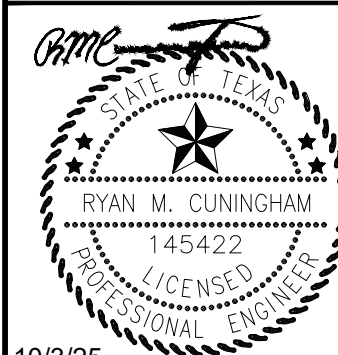
FIRE
BURNET COUNTY
EMERGENCY SERVICES
DISTRICT 9
9805 E. HIGHWAY 71
SPICEWOOD, TEXAS
78669-4081
PH. (830) 693-7136

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

Kimley»»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
110814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771

WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM E-928



10/3/25

KHA PROJECT
069406209

SEPT 1985

DESIGNED BY:	RMC
DRAWN BY:	AOR
CHECKED BY:	RMC

COVER SHEET

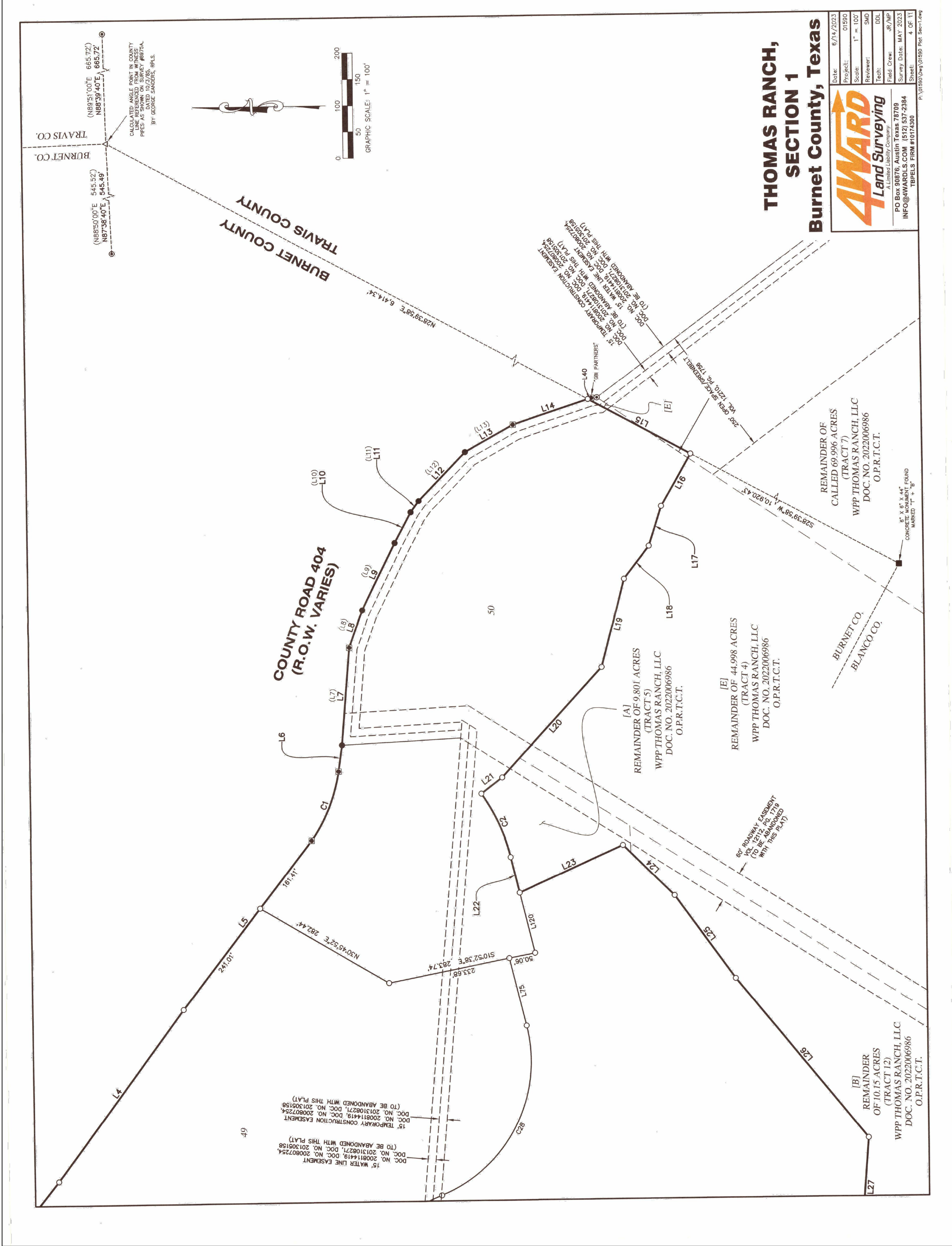
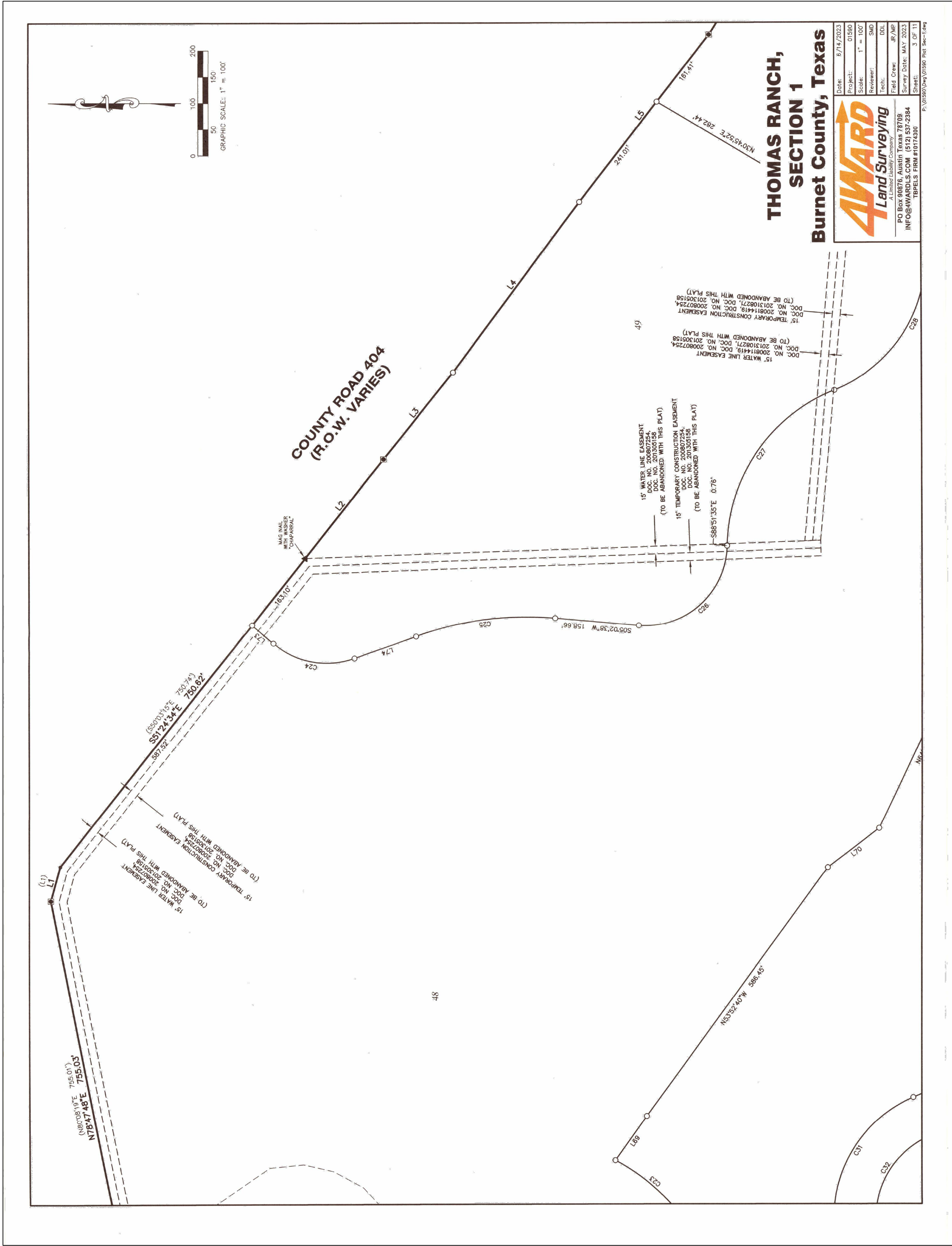
THOMAS RANCH
PARCEL 48
BURNET COUNTY, TEXAS

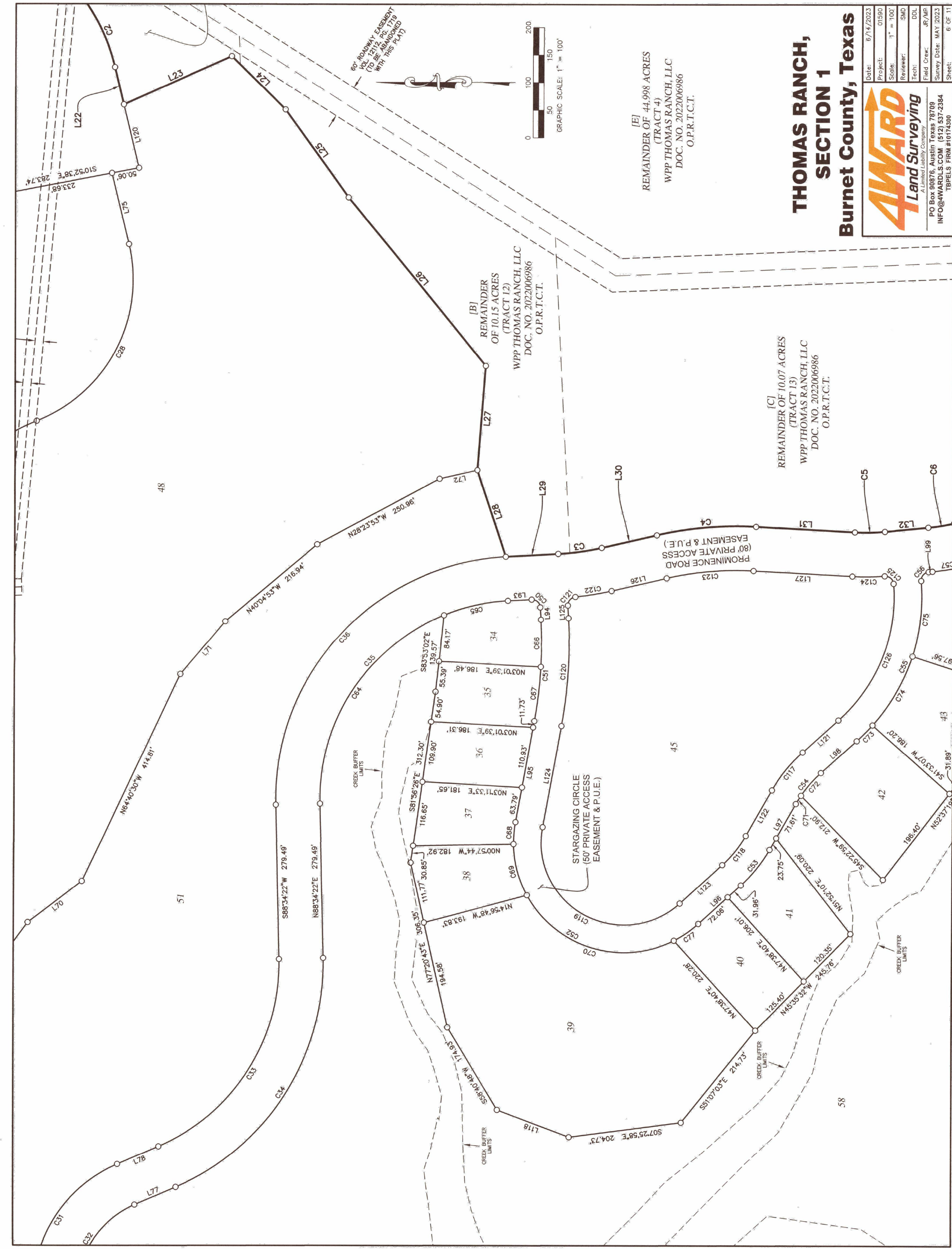
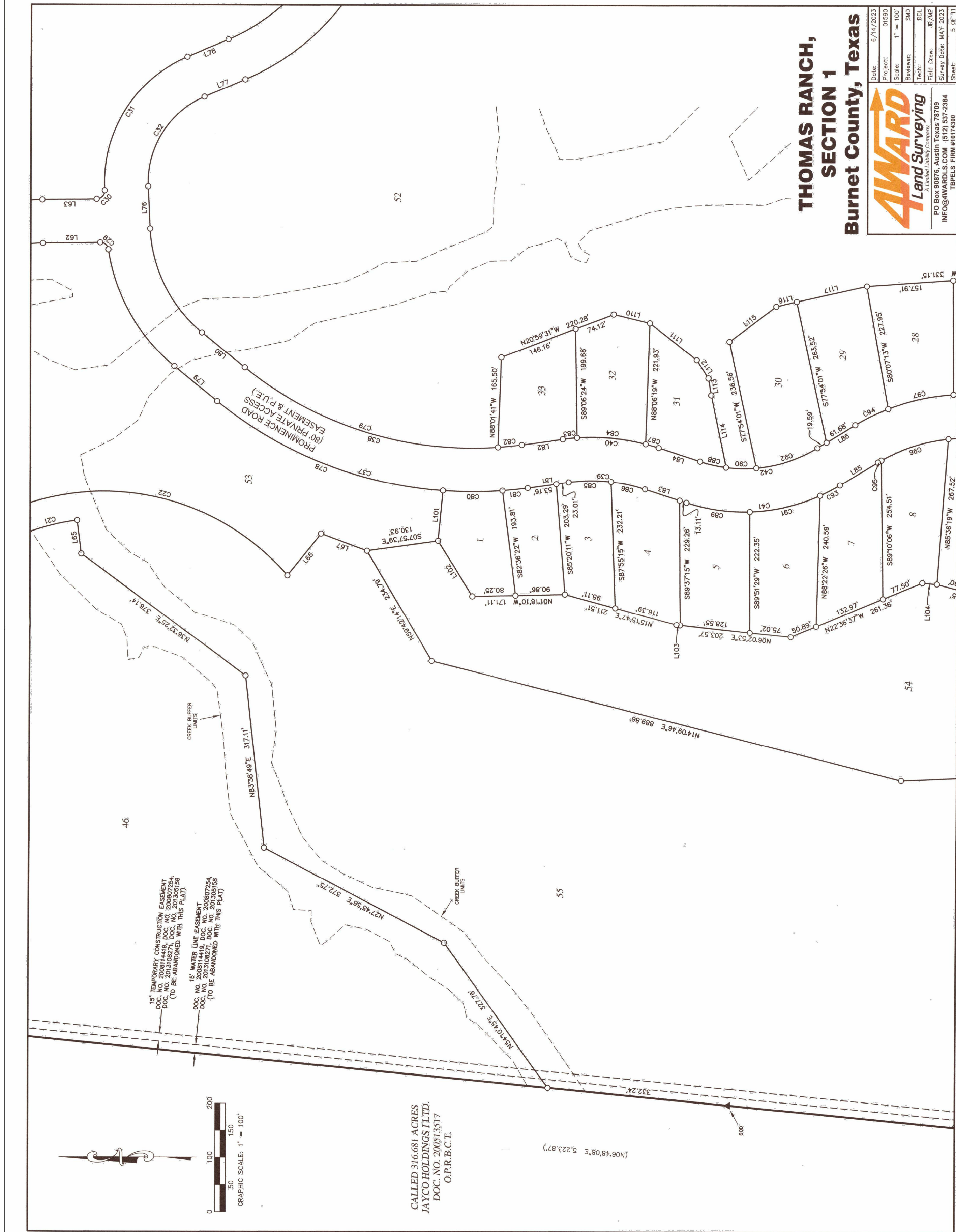
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OF 11

NO.	REVISIONS	DATE	BY
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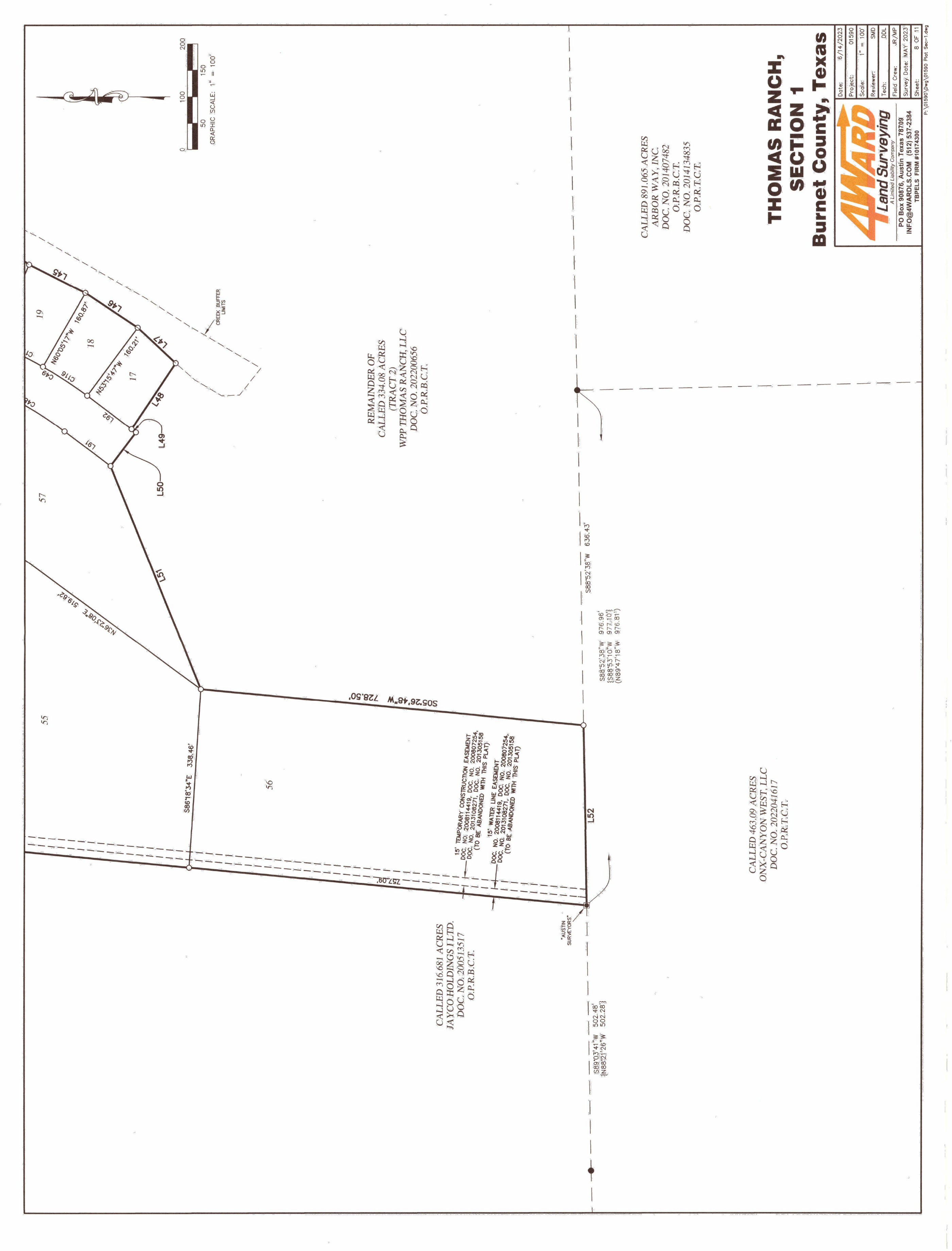
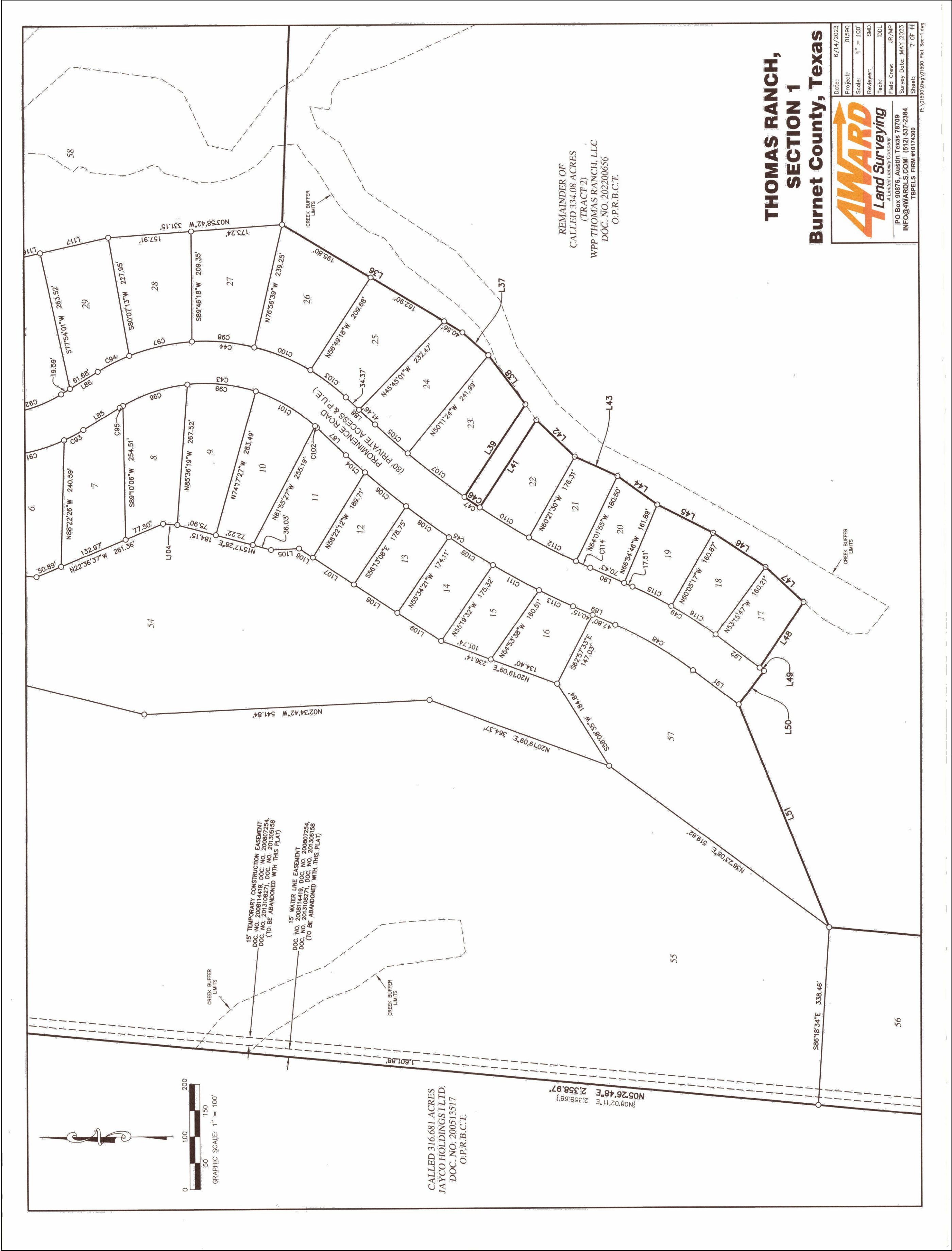


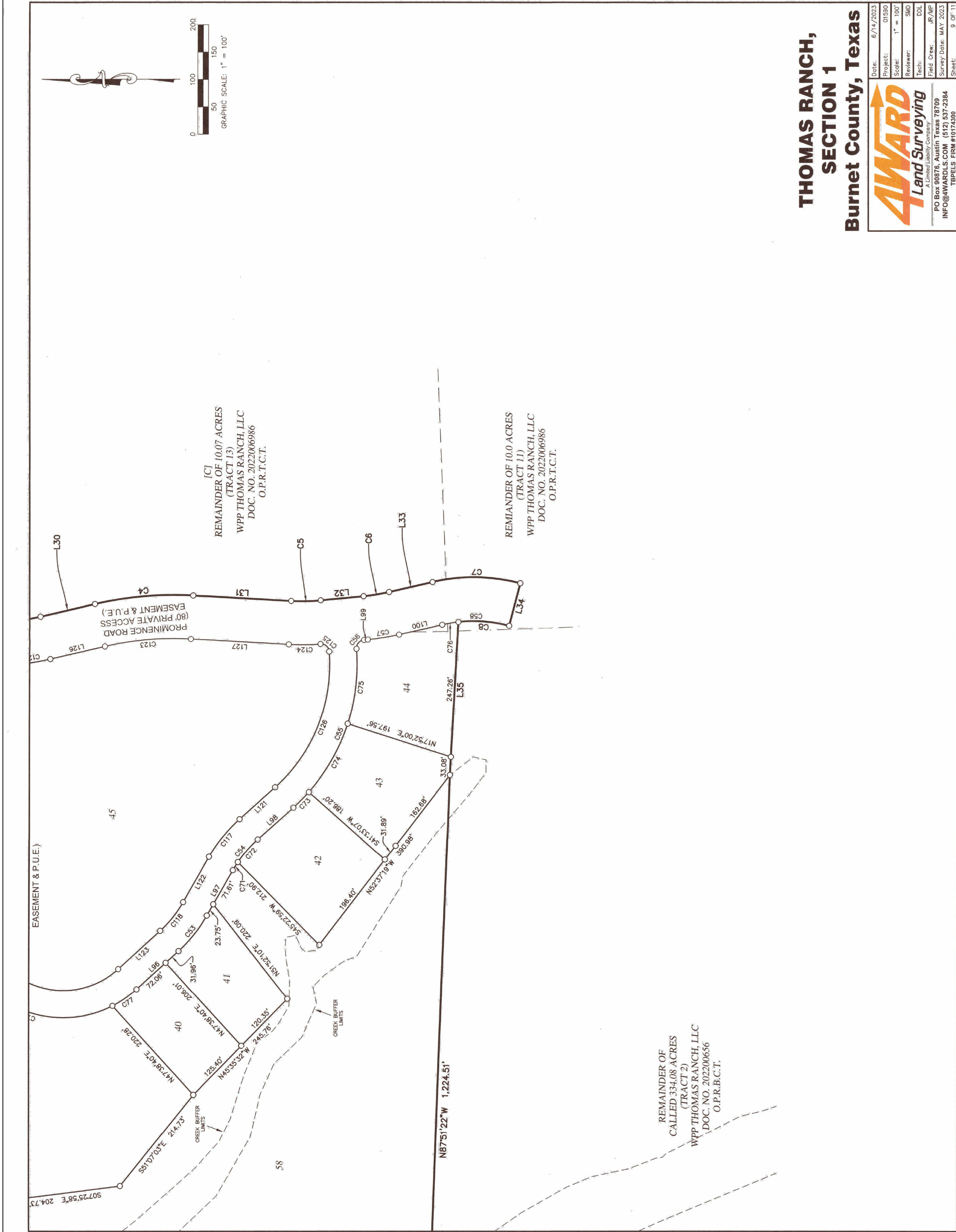
SHEET NUMBER
03
OF 11





No.	REVISIONS	DATE	BY
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THOMAS RANCH,
SECTION 1
Burnet County, Texas

AWARD
Land Surveying
P.O. Box 8974, Austin, Texas 78769
Tel: 512.337.2384
Fax: 512.337.2384
Email: info@awardland.com
www.awardland.com
TBP#LS FRM #1614306
Date: 6/14/2023
Project: 01580
Scale: 1" = 100'
Revised: SMD
Tech: SMD
Field Date: MAY 2023
Survey Date: MAY 2023
Drawn: SMD
Check: SMD
Sheet: 10 OF 11
P:\10250\99\01580\1614306.dwg

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	312.00'	141.41'	253°01'47"	S89°05'43"E	140.21'
C2	350.00'	133.71'	213°31'18"	S85°22'04"E	132.80'
C3	480.00'	76.92'	9°49'48"	S89°07'44"E	78.82'
C4	640.00'	181.29'	16°13'46"	S0°50'45"E	180.69'
C5	380.00'	54.29'	8°39'27"	S0°08'02"E	54.24'
C6	380.00'	47.10'	7°39'46"	S0°01'08"E	47.07'
C7	340.00'	163.13'	27°39'25"	S0°47'41"E	161.57'
C8	260.00'	94.88'	20°42'51"	N0°45'08"E	94.35'
C9	415.00'	109.38'	15°09'09"	N0°30'05"E	108.07'
C10	335.00'	86.30'	15°09'09"	N0°30'05"E	88.08'
C11	335.00'	119.86'	20°29'51"	N0°22'10"E	119.22'
C12	415.00'	146.49'	20°30'01"	N0°22'10"E	147.89'
C13	415.00'	342.83'	47°19'57"	S1°46'08"E	333.17'
C14	335.00'	276.75'	47°19'57"	N1°46'08"E	268.94'
C15	335.00'	226.45'	38°43'46"	S2°00'12"E	222.16'
C16	415.00'	280.53'	38°43'46"	S0°00'12"E	275.52'
C17	1245.00'	162.63'	47°19'57"	S41°56'30"E	159.12'
C18	175.00'	122.96'	40°19'52"	N44°30'28"E	120.44'
C19	350.00'	297.84'	49°45'05"	N48°44'30"E	288.83'
C20	400.00'	286.76'	41°54'52"	N48°44'30"E	280.67'
C21	385.00'	176.31'	12°54'52"	N48°44'18"E	170.84'
C22	445.00'	54.78'	7°00'06"	N1°43'51"E	51.07'
C23	386.08'	168.81'	25°30'06"	N1°43'51"E	167.47'
C24	155.00'	164.03'	80°77'59"	S1°32'38"E	156.48'
C25	625.00'	270.52'	24°47'59"	S0°12'22"E	268.42'
C26	155.00'	254.22'	63°58'15"	N2°00'12"E	238.67'
C27	325.00'	361.25'	67°12'44"	S5°11'01"E	339.76'
C28	275.00'	363.83'	89°24'09"	S6°32'02"E	361.00'
C29	15.00'	21.52'	82°12'46"	S40°22'08"E	38.72'
C30	15.00'	21.09'	91°39'59"	N46°44'18"E	21.58'
C31	170.00'	206.36'	69°33'05"	S0°57'46"E	205.18'
C32	170.00'	206.36'	69°33'05"	S0°57'46"E	193.82'
C33	380.00'	428.77'	68°14'25"	N5°16'26"E	403.62'
C34	440.00'	524.05'	68°14'25"	S5°12'26"E	493.62'
C35	360.00'	554.26'	85°12'47"	S4°19'15"E	510.12'
C36	440.00'	677.43'	85°12'47"	N4°19'15"E	612.48'
C37	740.00'	608.61'	47°07'01"	S15°32'15"E	591.60'
C38	600.00'	543.81'	47°07'01"	S15°32'15"E	527.84'
C39	310.00'	141.06'	26°24'07"	S05°02'45"E	139.85'
C40	390.00'	177.47'	49°18'51"	S05°02'45"E	175.94'
C41	340.00'	282.64'	49°18'51"	S05°02'45"E	283.69'
C42	260.00'	223.76'	49°18'51"	N05°06'31"E	216.94'
C43	260.00'	406.07'	74°32'01"	S05°10'04"E	376.86'
C44	390.00'	524.05'	74°32'01"	N05°10'04"E	474.11'
C45	1540.00'	521.07'	19°31'11"	S3°35'29"E	518.99'
C46	1598.75'	35.67'	1°16'41"	S34°22'59"E	35.66'
C47	1598.75'	35.67'	1°16'41"	S34°22'59"E	35.66'
C48	760.00'	176.31'	12°54'52"	S0°40'19"E	170.84'
C49	840.00'	186.34'	12°54'52"	S0°40'19"E	168.84'
C50	15.00'	23.56'	80°00'00"	S41°47'09"E	21.21'
C51	775.00'	184.60'	13°38'52"	N8°22'22"E	184.17'
C52	200.00'	498.43'	142°47'30"	S2°02'20"E	378.10'
C53	265.00'	83.16'	17°59'03"	S51°20'51"E	82.84'
C54	225.00'	72.61'	18°29'25"	S51°20'51"E	72.30'
C55	350.00'	323.83'	13°09'41"	S6°17'10"E	312.40'
C56	15.00'	23.41'	89°24'05"	S00°02'26"E	21.07'
C57	440.00'	57.57'	27°39'25"	S00°02'26"E	57.53'
C58	415.00'	191.10'	29°23'04"	N05°14'17"E	193.55'
C59	415.00'	501.27'	6°15'09"	N21°58'48"E	500.09'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C61	415.00'	101.61'	14°01'44"	S32°27'14"E	101.36'
C62	415.00'	145.65'	20°06'34"	N27°04'56"E	144.81'
C63	415.00'	134.67'	18°37'14"	N10°02'56"E	134.88'
C64	390.00'	433.86'	69°03'02"	N6°50'47"E	408.07'
C65	390.00'	100.40'	19°09'45"	N12°47'44"E	118.64'
C66	775.00'	85.95'	6°21'16"	N8°57'47"E	85.91'
C67	775.00'	98.65'	7°17'35"	S8°37'47"E	98.58'
C68	200.00'	39.76'	11°23'45"	S6°15'52"E	39.71'
C69	200.00'	98.85'	27°44'59"	S7°51'01"E	95.87'
C70	200.00'	398.05'	86°14'55"	N7°10'40"E	278.40'
C71	225.00'	17.64'	4°29'28"	N8°55'46"E	17.63'
C72	225.00'	54.97'	13°59'55"	N45°05'46"E	54.84'
C73	350.00'	40.31'	6°35'54"	S4°09'56"E	40.28'
C74	350.00'	144.68'	22°41'07"	S6°07'27"E	143.65'
C75	350.00'	138.84'	22°43'40"	N8°32'50"E	137.85'
C76	260.00'	29.87'	8°14'54"	N0°39'54"E	28.85'
C77	200.00'	53.79'	15°24'32"	N4°15'04"E	53.63'
C78	736.83'	401.83'	35°08'03"	S7°13'40"E	444.79'
C79	694.00'	468.86'	43°19'55"	S7°59'44"E	497.07'
C80	694.00'	109.85'	9°43'44"	N0°00'43"E	109.13'
C81	740.00'	46.89'	5°37'49"	N6°57'23"E	46.88'
C82	659.62'	43.85'	3°48'59"	S0°09'59"E	43.84'
C83	390.00'	28.31'	3°51'54"	S0°09'59"E	28.30'
C84	390.00'	138.36'	18°33'51"	S0°07'24"E	125.81'
C85	310.00'	77.29'	14°17'08"	N0°52'52"E	77.05'
C86	310.00'	63.77'	11°47'13'	N1°20'19"E	63.66'
C87	390.00'	24.80'	3°39'35"	S1°13'37"E	24.79'
C88	260.01'	48.60'	10°46'30"	S7°39'36"E	48.83'
C89	340.00'	116.06'	19°54'01"	N0°35'55"E	117.50'
C90	260.02'	55.69'	12°16'15"	S0°10'13"E	55.58'
C91	340.00'	133.26'	22°27'37"	N1°30'44"E	131.41'
C92	267.80'	119.21'	26°29'41"	S18°07'57"E	118.15'
C93	340.00'	41.29'	6°57'36"	N2°47'17"E	41.26'
C94	390.00'	67.23'	9°52'39"	S2°58'37"E	67.15'
C95	310.00'	7.27'	1°20'40"	N3°05'56"E	7.27'
C96	309.76'	139.72'	23°59'38"	N7°59'44"E	128.77'
C97	390.00'	122.69'	18°00'36"	S7°22'56"E	122.69'
C98	358.79'	119.06'	19°10'31"	S2°59'03"E	118.97'
C99	312.26'	131.17'	24°04'06"	N6°06'16"E	130.21'
C100	379.49'	115.52'	17°50'08"	S2°27'35"E	131.47'
C101	314.21'	132.25'	24°06'54"	N3°04'54"E	131.27'
C102	310.00'	4.68'	0°51'53"	N4°37'08"E	4.68'
C103	408.69'	84.75'	11°52'56"	S3°32'21"E	84.60'
C104	1540.00'	46.81'	1°48'30"	N4°21'41"E	46.80'
C105	1460.00'	82.57'	3°14'25"	S4°19'55"E	82.46'
C106	1540.00'	100.80'	3°45'01"	N3°59'04"E	100.78'
C107	1460.00'	156.12'	5°20'30"	S3°74'32"E	156.07'
C108	1540.00'	100.33'	3°43'58"	N3°10'39"E	100.31'
C109	1540.00'	100.12'	3°43'50"	N3°26'51"E	100.10'
C110	1472.30'	110.06'	4°17'00"	S3°12'00"E	110.94'
C111	1540.00'	190.33'	3°43'58"	N2°83'07"E	190.31'
C112	1460.00'	100.03'	3°55'32"	S2°72'01"E	100.01'
C113	1540.00'	70.89'	2°58'15"	S2°10'15"E	70.88'
C114	1460.00'	29.56'	1°09'36"	S2°47'41"E	29.56'
C115	840.00'	82.53'	5°37'44"	S2°70'45"E	82.46'
C116	840.00'	100.05'	6°49'35"	S3°31'21"E	99.99'
C117	275.00'	88.75'	18°29'44"	N3°10'54"E	88.36'
C118	215.00'	67.46'	17°59'03"	N3°02'51"E	67.21'
C119	150.00'	373.82'	142°47'07"	N0°32'20"E	284.30'
C120	625.00'	196.31'	13°38'52"	S8°52'25"E	196.05'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C121	15.00'	22.82'	87°08'50"	S49°35'28"E	20.86'
C122	540.00'	65.75'	6°58'36"	S69°33'19"E	65.71'
C123	540.00'	156.63'	16°15'48"	S04°55'43"E	156.10'
C124	440.00'	58.30'	7°39'51"	S00°36'44"E	58.30'
C125	15.00'	23.48'	89°42'05"	S40°26'23"E	21.16'
C126	300.00'	276.77'	62°51'36"	N8°16'47"E	267.06'
C127	335.00'	117.58'	20°06'34"	N29°24'50"E	116.97'
C128	335.00'	108.67'	18°27'14"	N10°02'56"E	106.39'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C129	15.00'	22.82'	87°08'50"	S49°35'28"E	20.86'
C130	540.00'	65.75'	6°58'36"	S69°33'19"E	65.71'
C131	540.00'	156.63'	16°15'48"	S04°55'43"E	156.10'
C132	440.00'	58.30'	7°39'51"	S00°36'44"E	58.30'
C133	15.00'	23.48'	89°42'05"	S40°26'23"E	21.16'
C134	300.00'	276.77'	62°51'36"	N8°16'47"E	267.06'
C135	335.00'	117.58'	20°06'34"	N29°24'50"E	116.97'
C136	335.00'	108.67'	18°27'14"	N10°02'56"E	106.39'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C137	15.00'	22.82'	87°08'50"	S49°35'28"E	20.86'
C138	540.00'	65.75'	6°58'36"	S69°33'19"E	65.71'
C139	540.00'	156.63'	16°15'48"	S04°55'43"E	156.10'
C140	440.00'	58.30'	7°39'51"	S00°36'44"E	58.30'
C141	15.00'	23.48'	89°42'05"	S40°26'23"E	21.16'
C142	300.00'	276.77'	62°51'36"	N8°16'47"E	267.06'
C143	335.00'	117.58'	20°06'34"	N29°24'50"E	116.97'
C144	335.00'	108.67'	18°27'14"	N10°02'56"E	106.39'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C145	15.00'	22.82'	87°08'50"	S49°35'28"E	20.86'
C146	540.00'	65.75'	6°58'36"	S69°33'19"E	65.71'
C147	540.00'	156.63'	16°15'48"	S04°55'43"E	156.10'
C148	440.00'	58.30'	7°39'51"	S00°36'44"E	58.30'
C149	15.00'	23.48'	89°42'05"	S40°26'23"E	21.16'
C150	300.00'	276.77'	62°51'36"	N8°16'47"E	267.06'
C151	335.00'	117.58'	20°06'34"	N29°24'50"E	116.97'
C152	335.00'	108.67'	18°27'14"	N10°02'56"E	106.39'

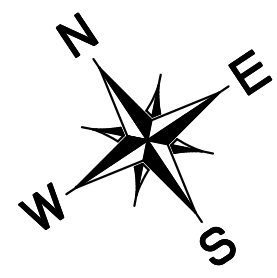
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_____	R/W 100'
_____	VAL. 100'
_____	SURVEY
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_____	OFFICIAL
_____	PLANNING
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_____	RECORD
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_____	SEED DO

●	DOC. NO.
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△	OFFICIAL
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▲	SEED DO

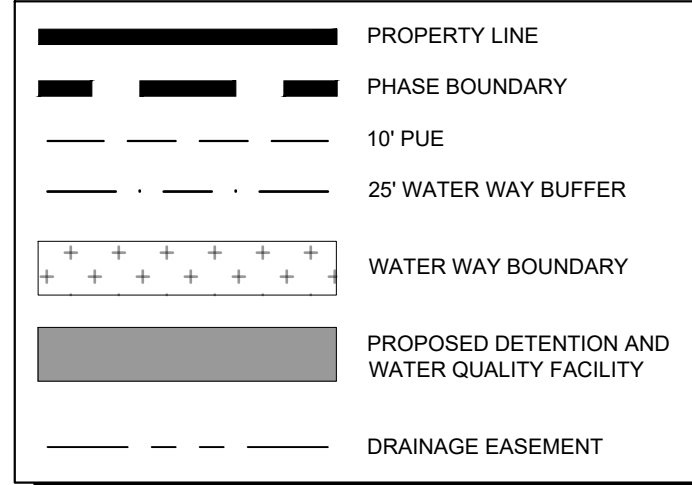
THOMAS SEC
Burnet C

4WA
Land Sur

Plotted By: Cunningham, Ryan Date: October 14, 2025 11:08:44am File Path: K:\Users\civil\thomas ranch\preliminary\plan.dwg File Path: K:\Users\civil\thomas ranch\preliminary\plan.dwg
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LEGEND



BENCHMARKS

P.N.E.Z.D	
101.10138253.223.2992737.877.845.356.SIR	/ CP 101
"SURVEY CONTROL"	
102.10137335.170.2995017.015.842.364.MNWS	/ CP 102
"SURVEY CONTROL"	
103.10133801.587.2992937.860.940.570.MNWS	/ CP 103
"SURVEY CONTROL"	
104.10135658.012.2997172.177.928.160.MNWS	/ CP 104
"SURVEY CONTROL"	
105.10136485.932.2996317.789.876.938.MNWS	/ CP 105
"SURVEY CONTROL"	
702.10135658.880.2997140.741.926.557.CP_MON2_CONC.	

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928



10/3/25

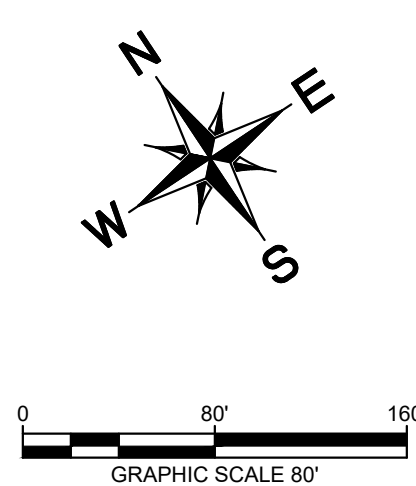
KHA PROJECT	069406209
DATE	SEPTEMBER 2025
SCALE	AS SHOWN
DESIGNED BY:	RMC
DRAWN BY:	AOR
CHECKED BY:	RMC

PRELIMINARY PLAN
(1 OF 2)

THOMAS RANCH
PARCEL 48
BURNET COUNTY, TEXAS

SHEET NUMBER
10
OF 11

BY	
DATE	
REVISIONS	
No.	



	PROPERTY LINE
	PHASE BOUNDARY
	10' PUE
	25' WATER WAY BUFFER
	WATER WAY BOUNDARY
	PROPOSED DETENTION AND WATER QUALITY FACILITY

P.N.E.Z.D	
101,10138253.223,2992737.877,845.356,SIR / CP	101
"SURVEY CONTROL"	
102,10137355.170,2995017.015,842.364,MNWS / CP	102
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"SURVEY CONTROL"	
105,10136465.932,2996317.789,876.938,MNWS /CP	105
"SURVEY CONTROL"	
702,10135659.880,2997140.741,926.557,C.P. MONZ. CONC.	