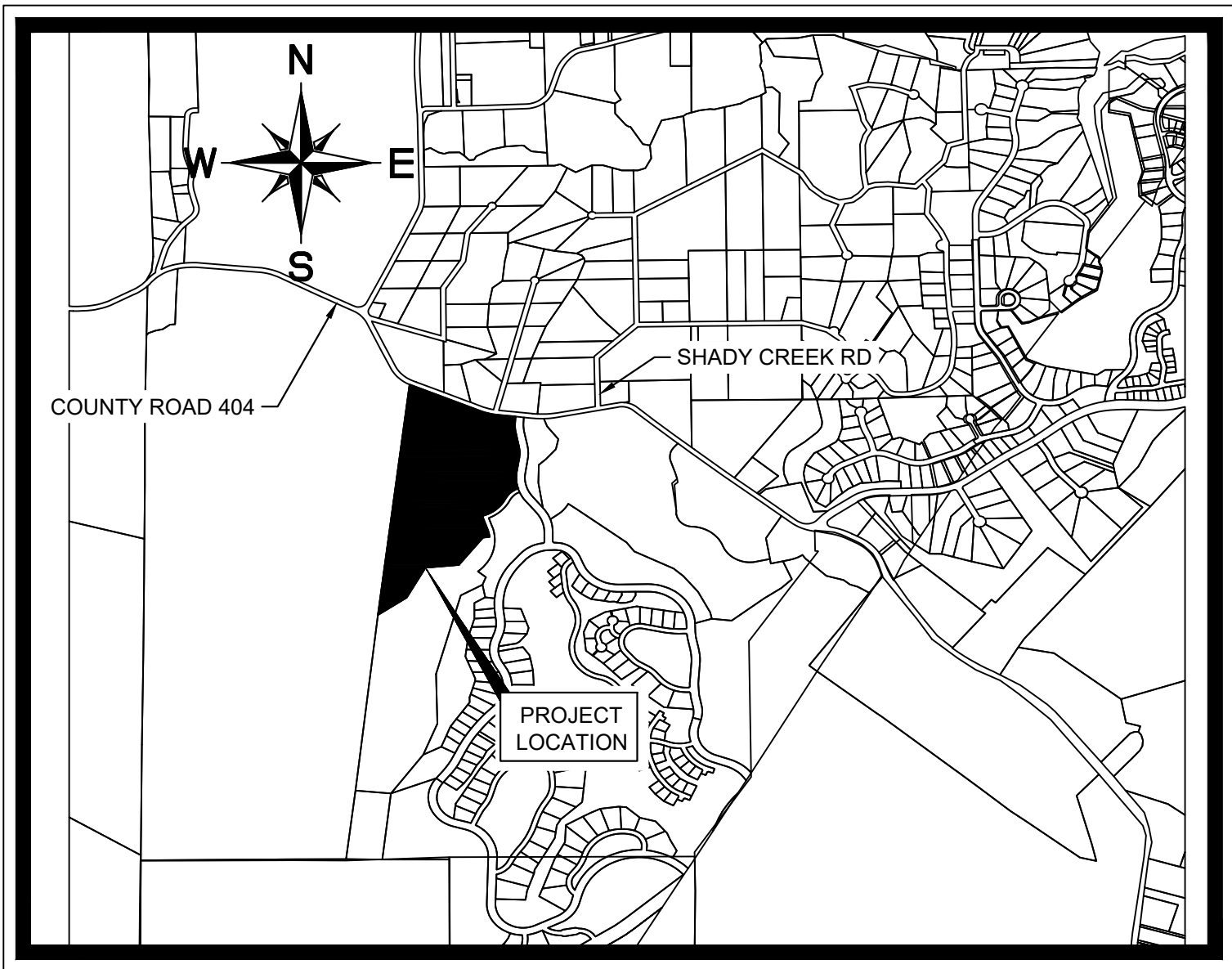


PRELIMINARY PLANS
FOR
THOMAS RANCH PARCEL 46
BURNET COUNTY, TEXAS



VICINITY MAP

AUGUST 2025

SHEET INDEX

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06	FINAL PLAT (4 OF 6)
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 46.94 ACRES OF LAND, BEING ALL OF LOT 46 AND A PORTION OF LOTS 53 AND 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 Tel. No. (512) 418-1771
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
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 (512) 418-1771
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



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



10/7/2025

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

THOMAS RANCH
PARCEL 46
BURNET COUNTY, TEXAS

SHEET NUMBER
01
OF 11

THOMAS RANCH PARCEL 46 - PARCEL 46

7. A PERMIT THOUGH LCRA IS REQUIRED PRIOR TO ANY CONSTRUCTION.
8. ONLY ROADWAYS AND UTILITIES MAY BE CONSTRUCTED THROUGH THE STREAM BUFFERS SHOWN ON THE PLAT.
9. LCRA HLWO ORDINANCE PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION
10. MINIMUM FRONT SET BACK FOR SINGLE FAMILY LOTS SHALL BE TWENTY-FIVE FEET
11. MINIMUM REAR SET BACK FOR SINGLE FAMILY LOTS SHALL BE TEN FEET
12. MINIMUM SIDE SETBACK FOR SINGLE FAMILY LOTS SHALL BE FIVE FEET FROM LOT LINE, TWENTY FEET FROM SIDE ROAD R.O.W.
13. MAXIMUM SINGLE FAMILY ATTACHED AND DETACHED UN ITS SHALL BE LIMITED TO 800 EQUIVALENT SINGLE FAMILY CONNECTIONS

1. ALL PROPE

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 1.8 OF THE RLWO 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.

ALL BEARINGS ARE
1.000117175683

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.

CONTROL FOR THIS SURVEY
GPS STATIC OBSERVATION

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 AS
BEHALF OF THOM

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.

THE WATERWAY BUFFER ZONE EASEMENT IS FOR

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 OTHER IMPROVEMENTS ARE TO BE PLACED OR CONSTRUCTED WITHIN THE EASEMENT. ANY SUCH ACTION IN VIOLATION OF THE EASEMENT IS IN VIOLANCE OF THE AGREEMENT 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 THE NATURAL VEGETATION AND WETLANDS WITHIN THE EASEMENT. THE EASEMENT IS AN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.

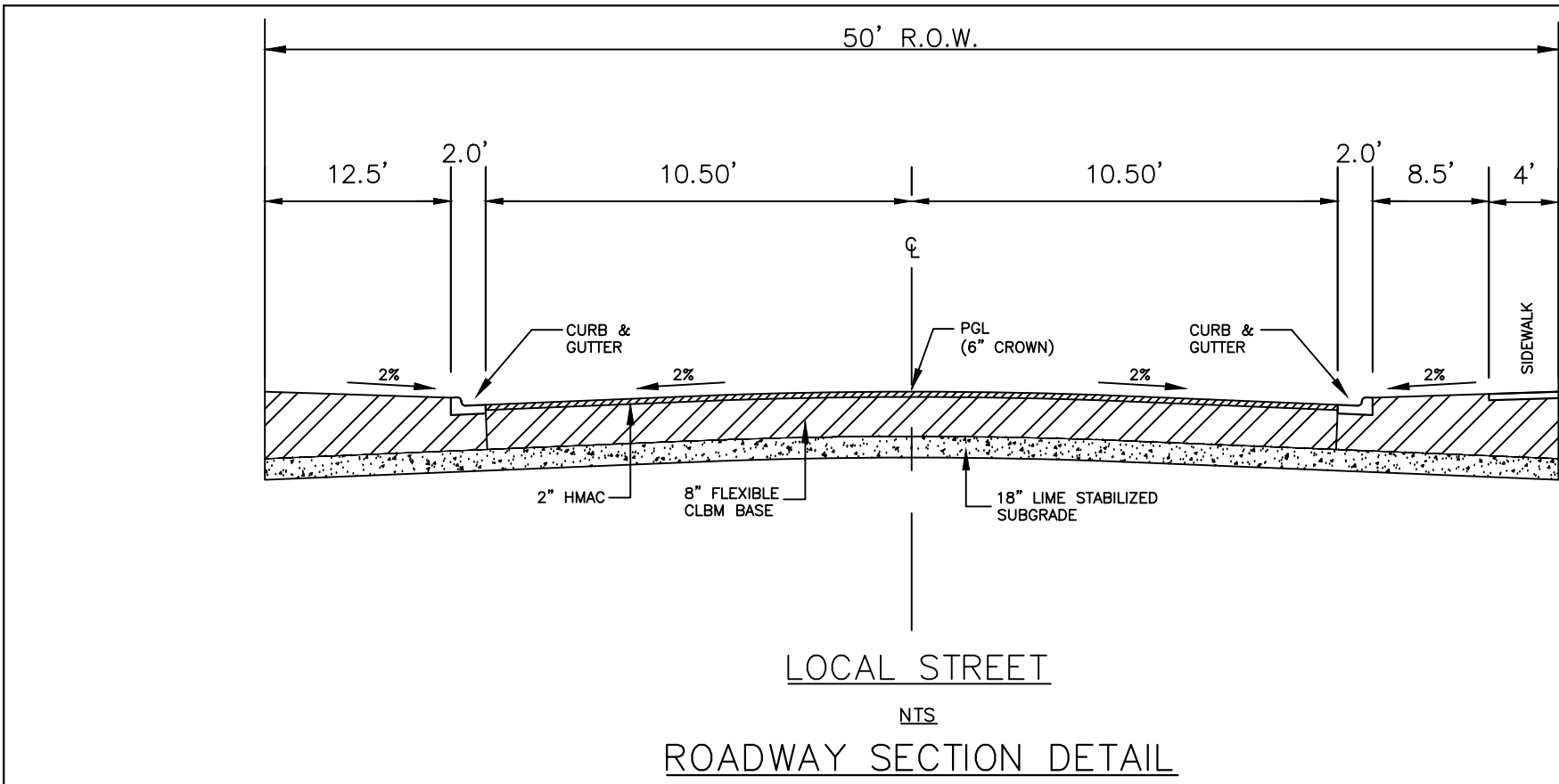
THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE

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.

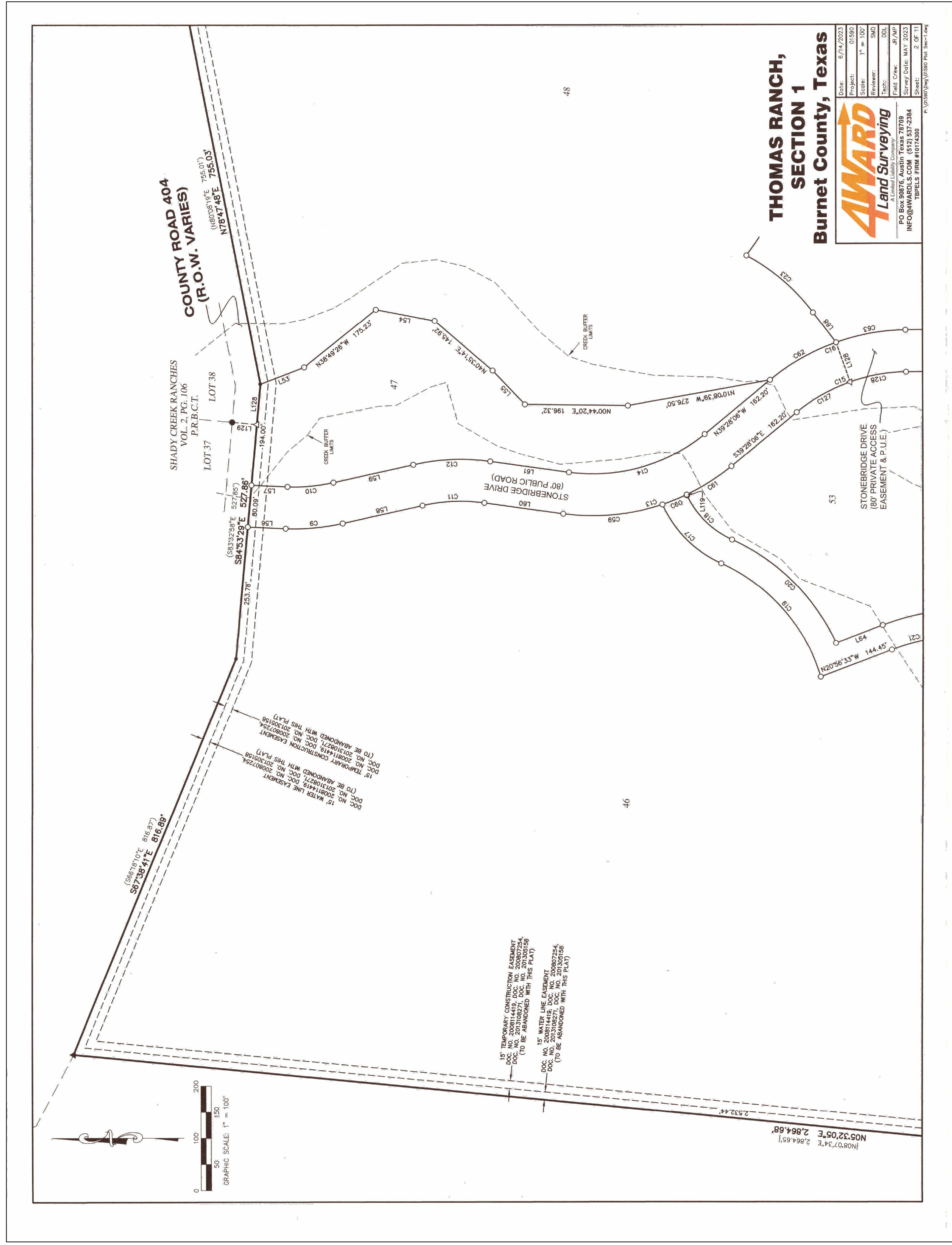
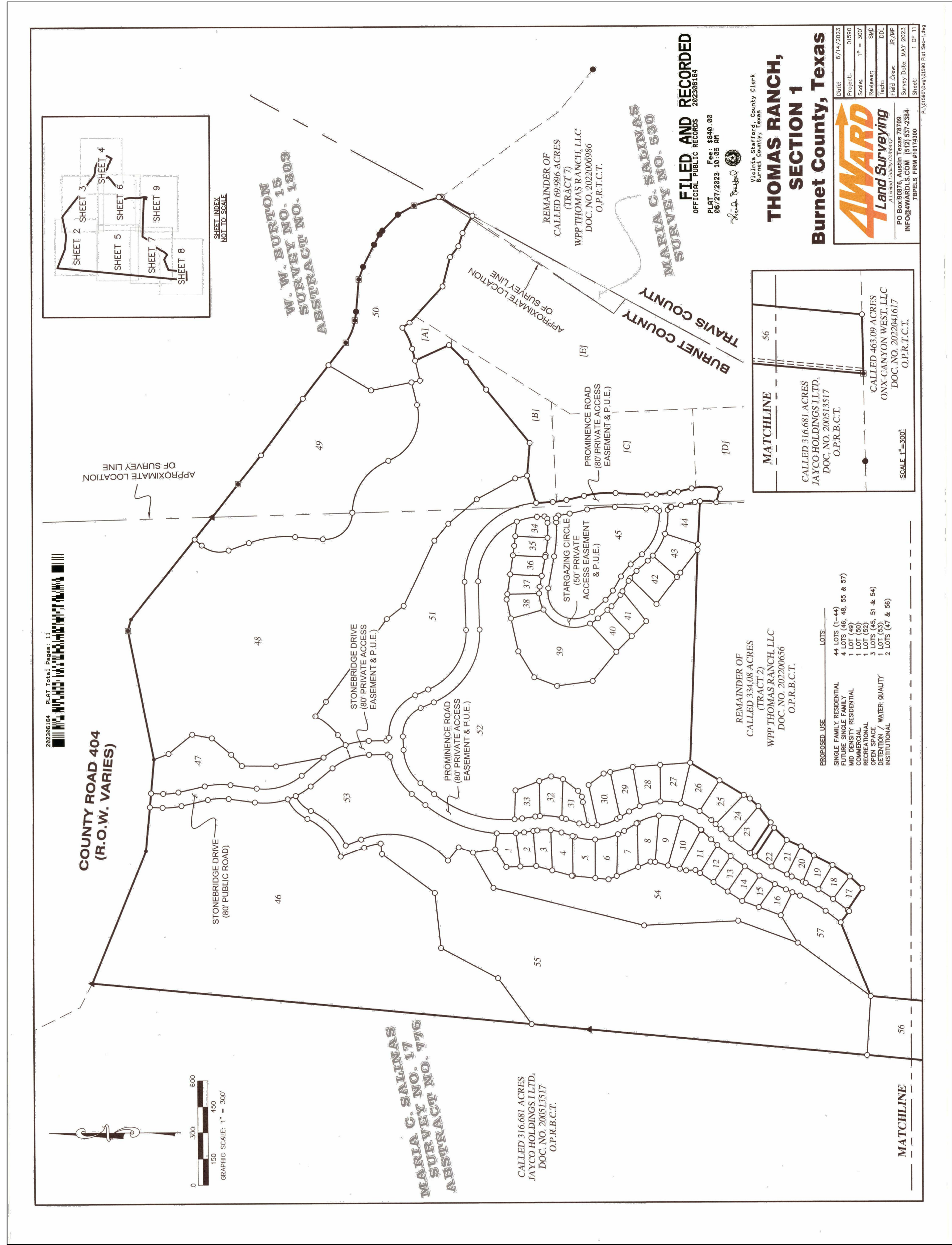
ALL PROPERTY HEREIN

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.

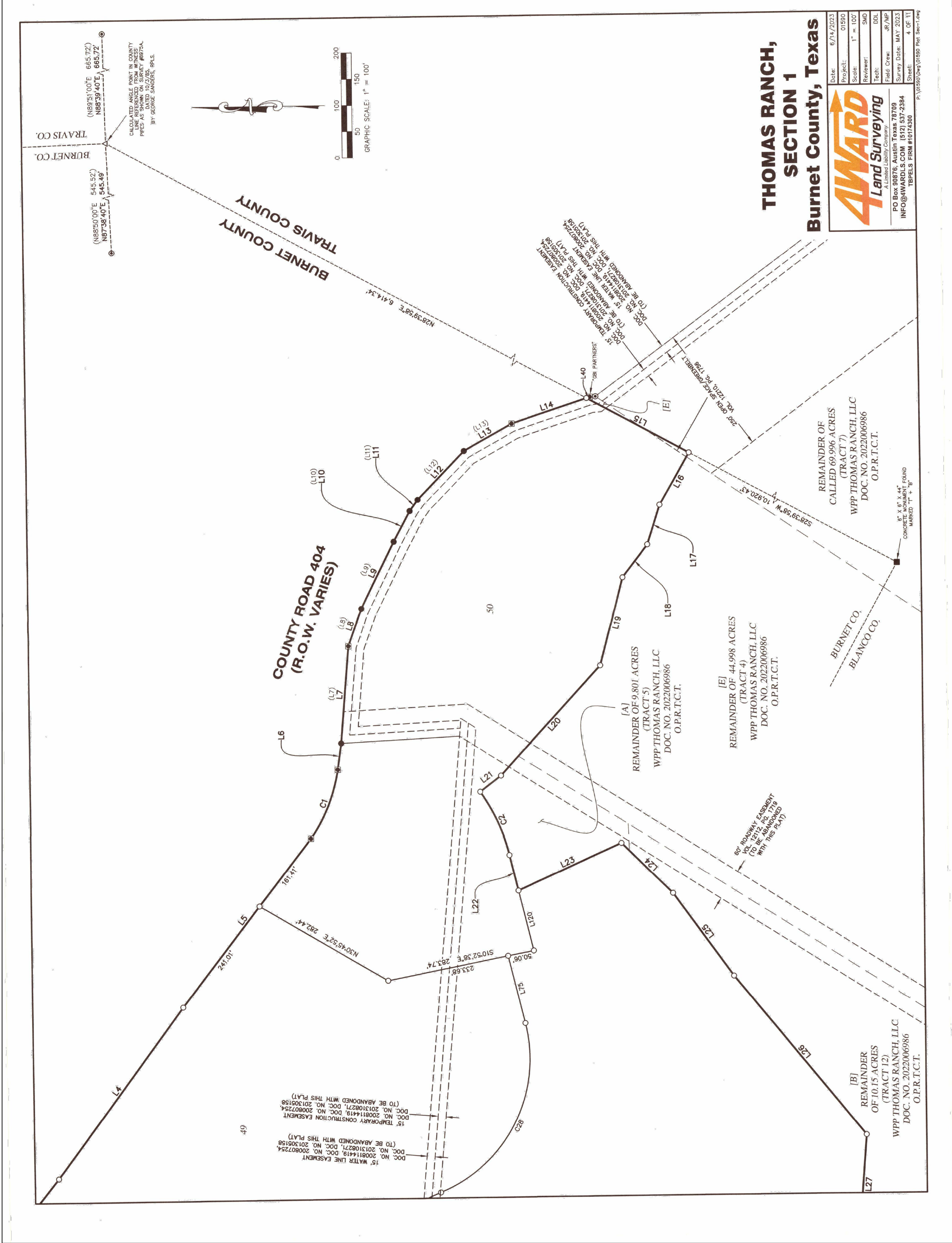


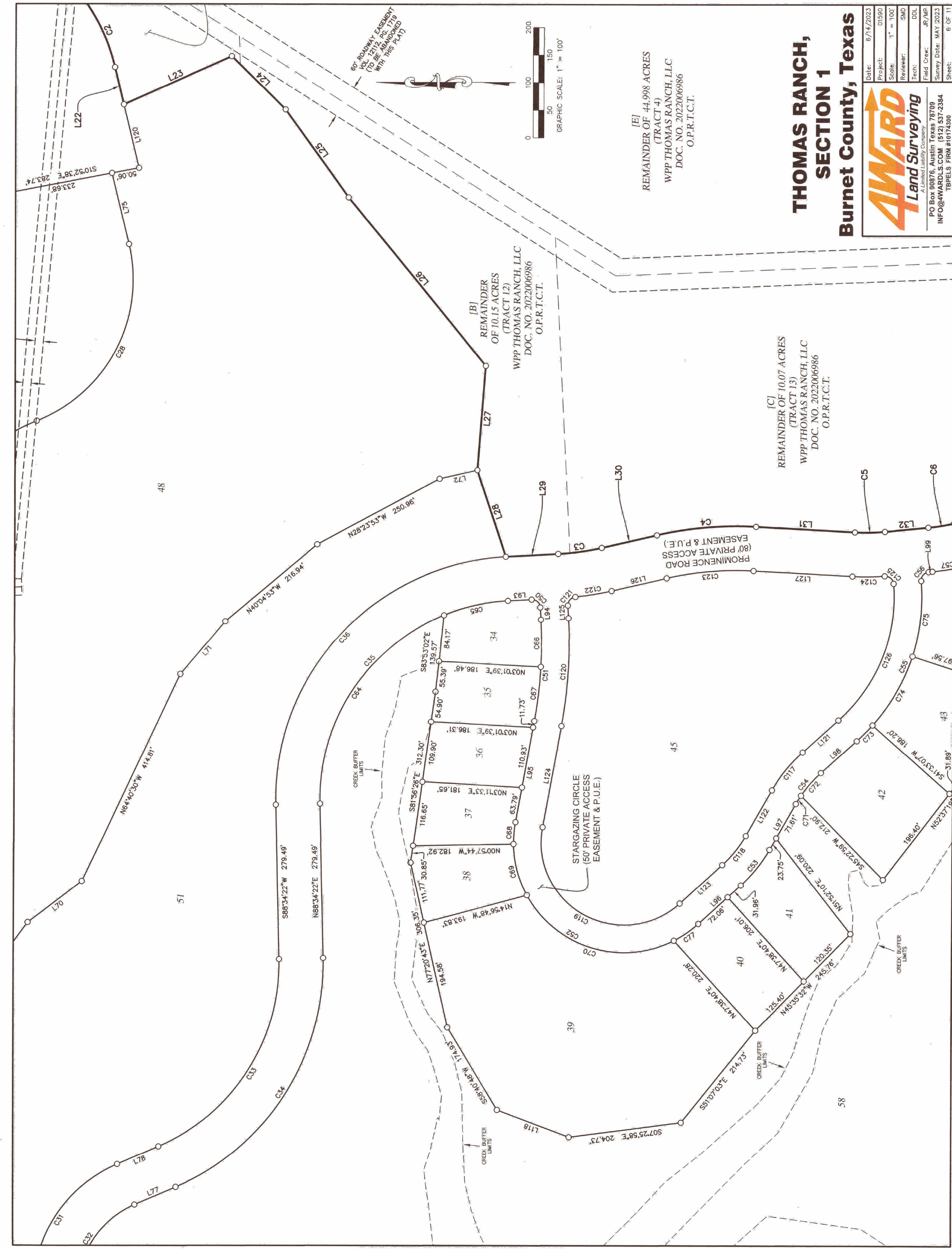
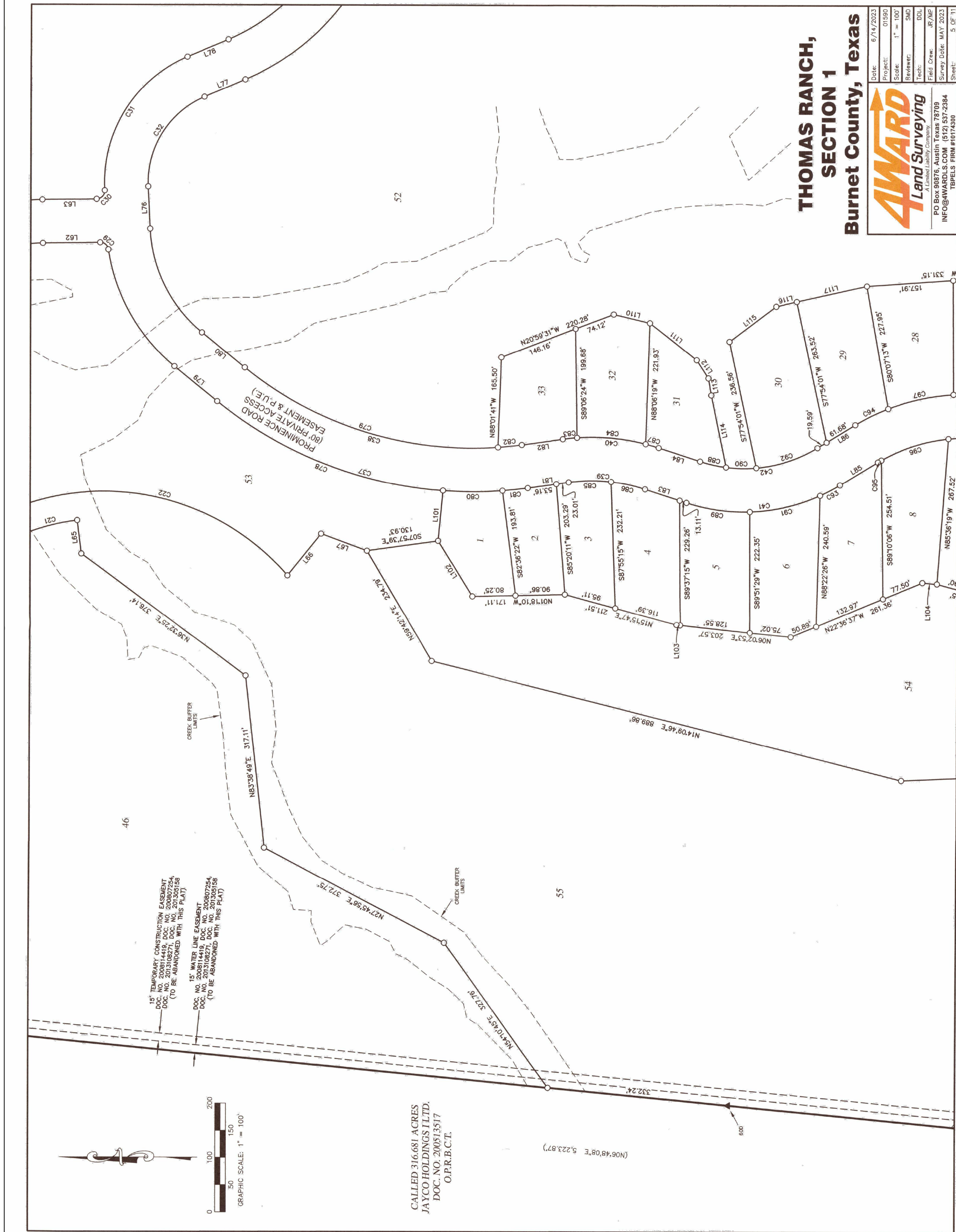
PARCEL DATA TABLE		
	#	ACREAGE
TOTAL RESIDENTIAL LOTS	114	23.96
TOTAL OPEN SPACE LOTS	3	11.78
TOTAL AMENITY LOTS	2	3.86
TOTAL R.O.W.	N/A	7.34
GRAND TOTAL:	119	46.94

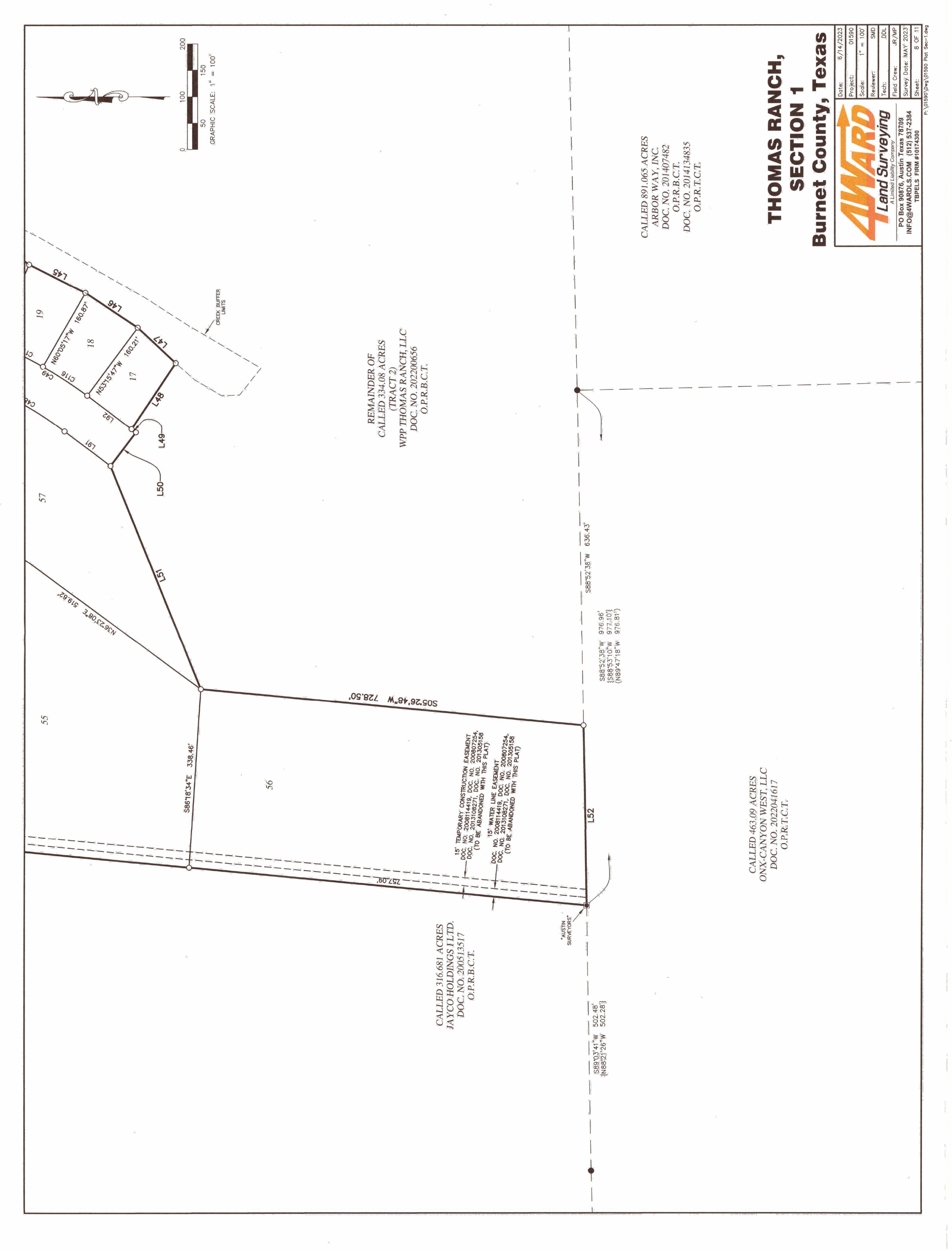
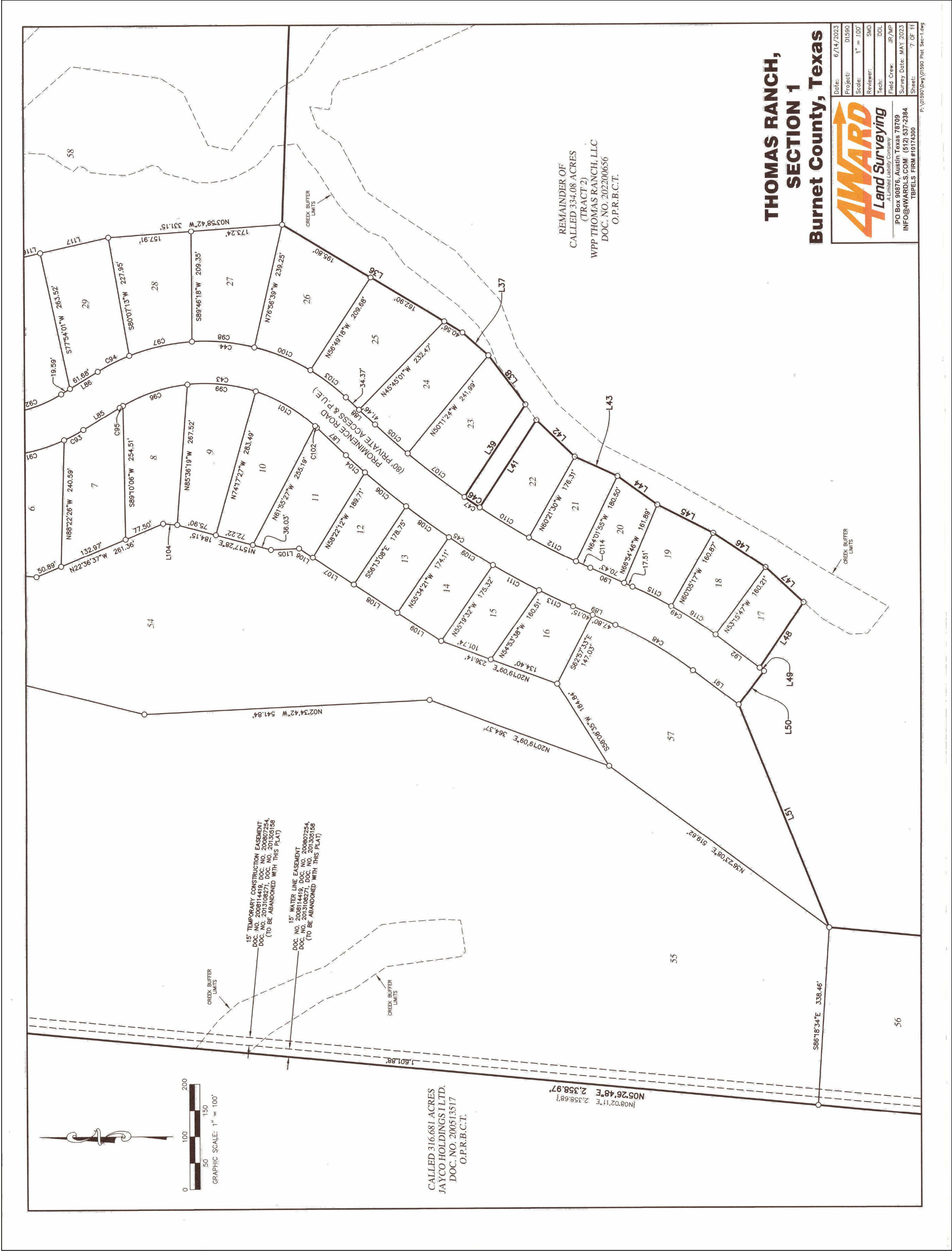
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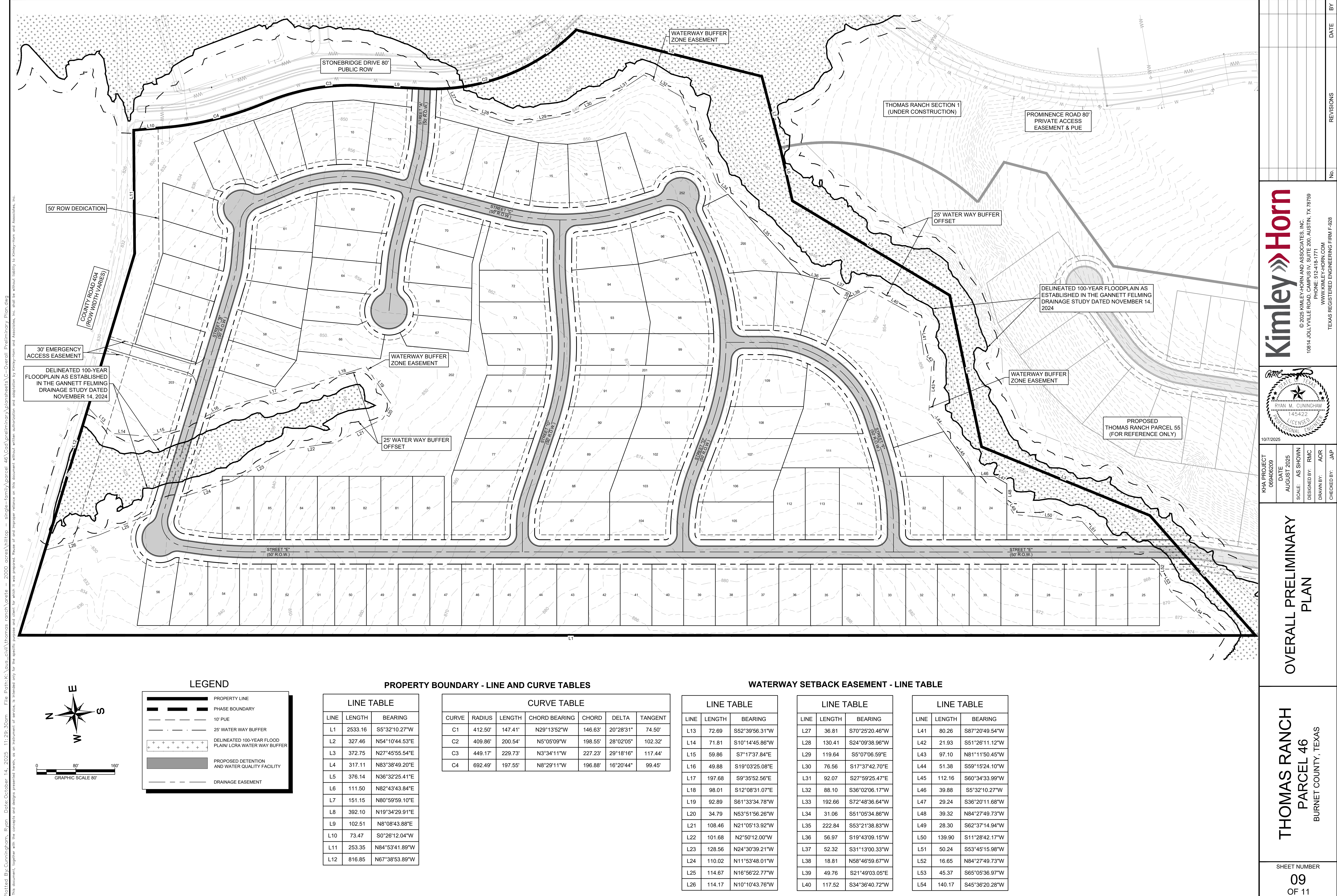


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KHA PROJECT 068406209		DATE AUGUST 2025	SCALE AS SHOWN	DESIGNED BY: RMC	AOR	CHECKED BY: JAP
OVERALL PRELIMINARY PLAN		THOMAS RANCH PARCEL 46 BURNET COUNTY, TEXAS				
SHEET NUMBER 09 OF 11		DATE				

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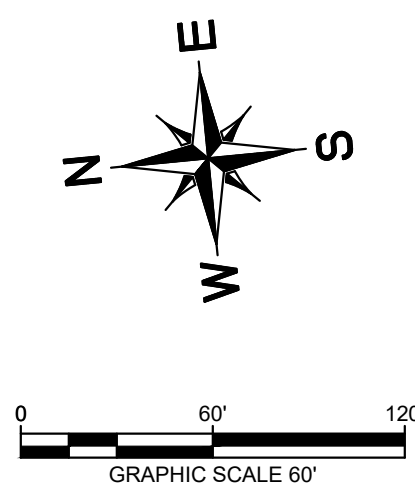
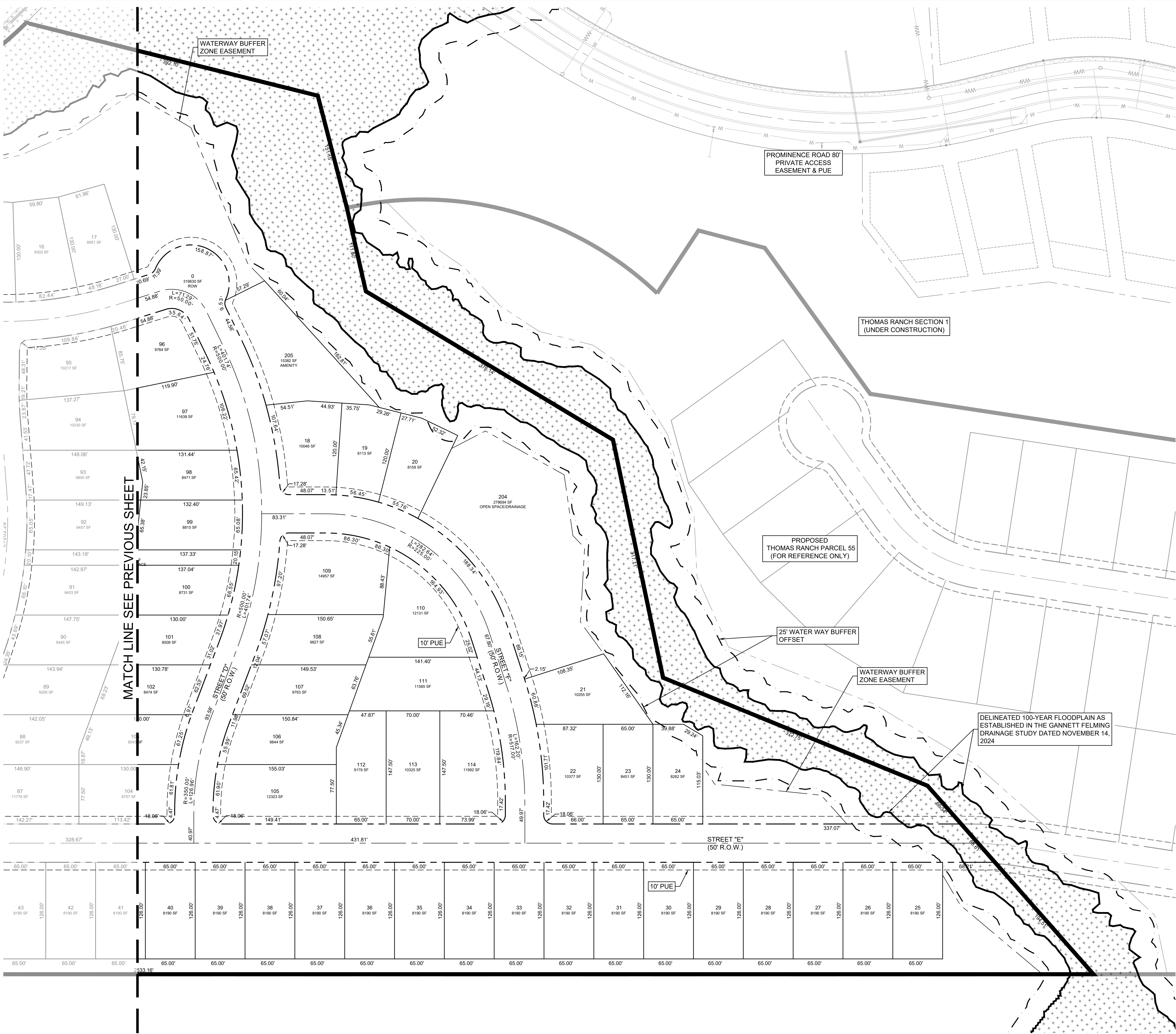
TEXAS REGISTERED ENGINEERING FIRM F-928

10/7/2025

RYAN M. CUNNINGHAM
145422
PROFESSIONAL ENGINEER

Plotted By: Cunningham, Ryan Date: October 14, 2025 11:29:50am File Path: K:\Users\civil\thomas ranch\preliminary\single-family-parcel_46\cod\preliminary\plansheets\C-Preliminary_Plan.dwg

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LEGEND

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

KHA PROJECT 069406209		DATE AUGUST 2025		SCALE: AS SHOWN		DESIGNED BY: RMC		DRAWN BY: AOR		CHECKED BY: JAP	
THOMAS RANCH PARCEL 46 BURNET COUNTY, TEXAS		PRELIMINARY PLAN (2 OF 2)						SHEET NUMBER 11 OF 11			
Kimley»Horn						© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 WWW.KIMLEY-HORN.COM					
10/7/2025						RYAN M. CUNNINGHAM 145422 LICENSED PROFESSIONAL ENGINEER					
TEXAS REGISTERED ENGINEERING FIRM F-928						REVISIONS					
No.						DATE					
BY											