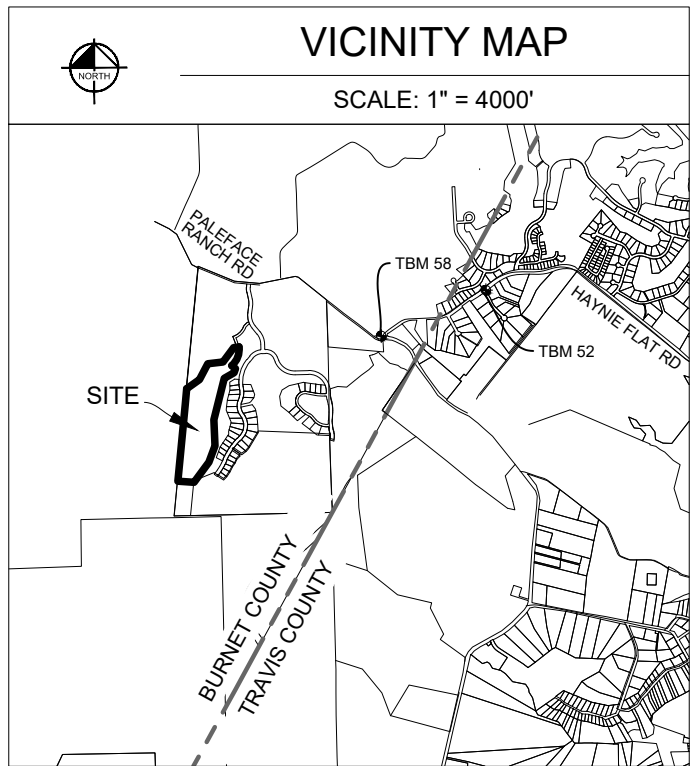
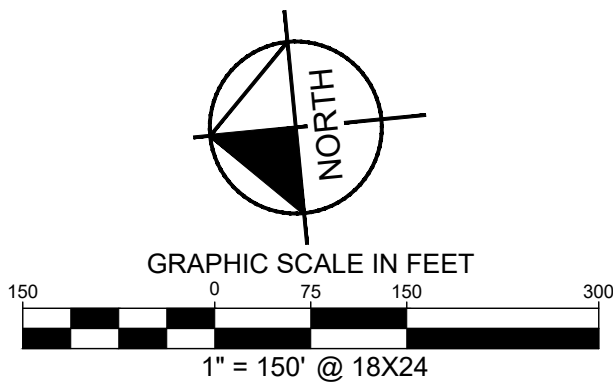




JACO HOLDINGS II LTD
CALLED 316.681 ACRES
DOC. NO. 202213144
O.P.R.B.C.T.

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

IMPERVIOUS COVER NOTE

1. MAXIMUM IMPERVIOUS COVER FOR ALL RESIDENTIAL LOTS SHALL NOT EXCEED THE LIMITS OUTLINED IN THE TABLE BELOW. IMPERVIOUS COVER INCLUDES, BUT IS NOT LIMITED TO, ALL BUILDINGS, ROOFED AREAS, DRIVEWAYS, PATIOS, SIDEWALKS, AND ANY OTHER NON-PERMEABLE SURFACES.

IMPERVIOUS COVER RESTRICTIONS

LOT COUNT	RESIDENTIAL LOT SIZE (SF)	IMPERVIOUS COVER LIMIT (SF)
61	9,800 - 12,000	5,860
8	12,000 - 17,200	6,960

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE

STREET INFORMATION

STREET NAME	ROW WIDTH	NEW STREET ½ LENGTH
BRIGHTON STREET	50'	2229.90'
ELDON LANE	50'	189.02'
ROSCOE ROAD	50'	734.03'
FIRE LANE	30'	207.59'
TOTAL	XX	3360.54'

BENCHMARKS

TBM 58	SQUARE CUT ON THE CORNER OF A TRANSFORMER PAD AT THE NORTHWEST CORNER OF THE INTERSECTION OF PALEFACE RANCH ROAD WITH HAYNIE FLAT ROAD. ELEV.=927.72'
TBM 52	SQUARE CUT ON THE CORNER OF A TRANSFORMER PAD AT THE SOUTHEAST CORNER OF THE INTERSECTION SADDLEBROOK CYN COURT WITH HAYNIE FLAT ROAD. ELEV.=913.84'

DATUM IS NAVD'88, USING GEOID 18, BASED ON GPS OBSERVATIONS.

SUBDIVISION INFORMATION

OWNER: ARETE THOMAS RANCH HOLDINGS, LLC.
ACREAGE: 36.7495 ACRES
SURVEY: MARIA CATALINA SALINAS SURVEY NO. 17 ABSTRACT NO. 776
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
NUMBER OF LOTS: 69
LAND USE: SINGLE-FAMILY
NUMBER OF UNITS: 77
DATE: 4/29/2026

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XX-XX-XXXXX

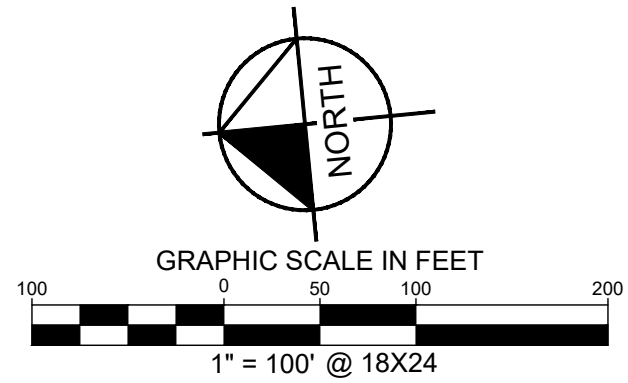
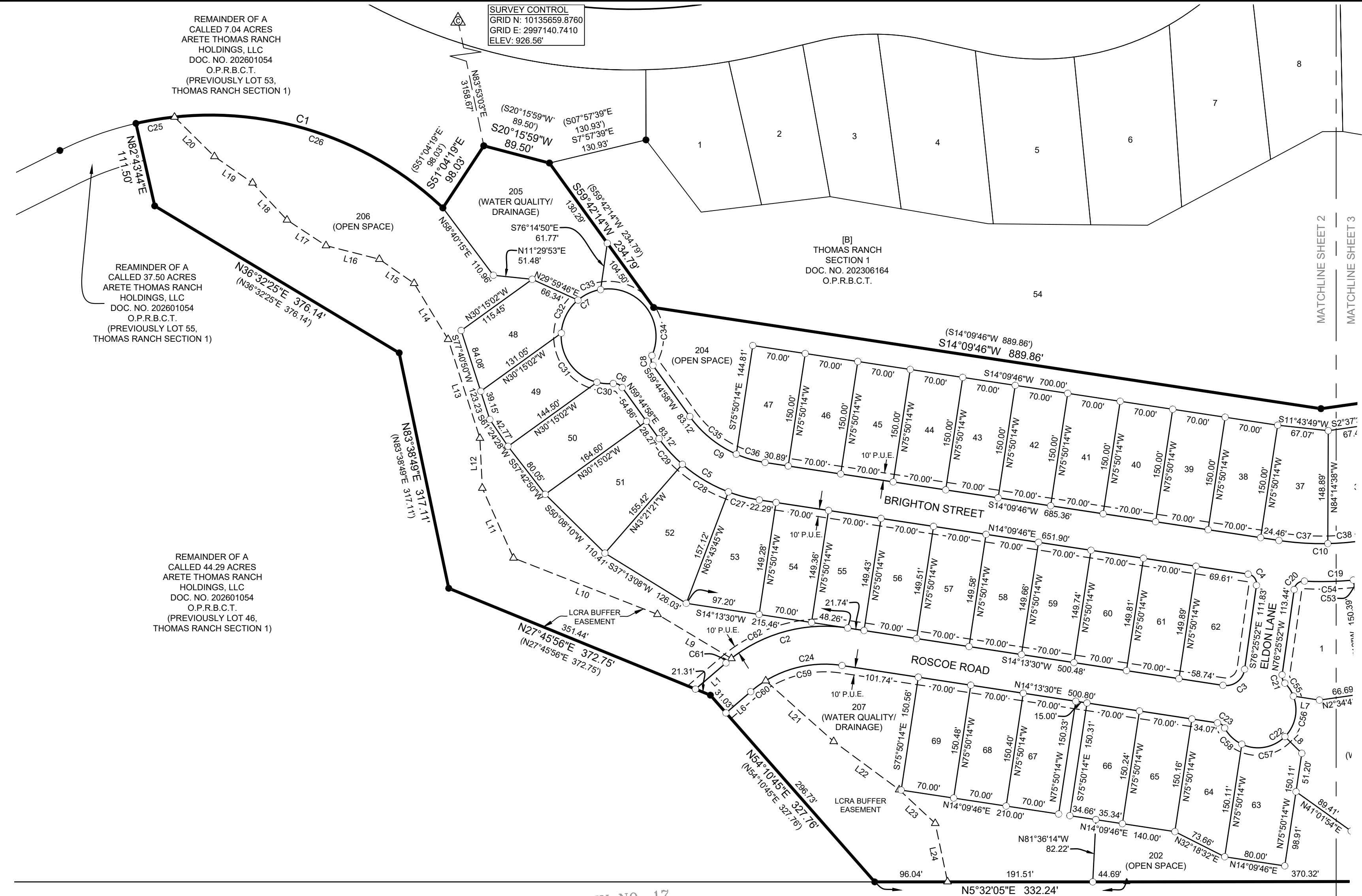
THOMAS RANCH NORTHWEST
PHASE 5
BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 150'	DJK	SMD	4/29/2026	069406220	1 OF 4

LEGEND	
	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= CALCULATED POINT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS	
(.....) = RECORD PER DOC. NO. 2023112464	



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE

LEGEND	
	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= CALCULATED POINT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	
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(.....) = RECORD PER DOC. NO. 2023112464	

LINE TABLE		
NO.	BEARING	LENGTH
L1	S35°08'05"E	53.02'
L3	S54°42'43"E	25.39'
L4	N54°42'43"W	31.05'
L5	S20°19'09"W	19.16'
L6	N35°08'05"W	42.94'
L7	N14°13'30"E	34.75'
L8	S50°16'28"W	31.27'
L9	N36°21'32"E	113.58'
L10	N26°54'47"E	203.82'
L11	N71°28'22"E	100.85'
L12	S87°11'39"E	65.98'
L13	N77°40'50"E	136.83'

LINE TABLE		
NO.	BEARING	LENGTH
L14	N64°17'25"E	86.34'
L15	N40°17'37"E	55.79'
L16	N19°51'34"E	72.66'
L17	N38°53'49"E	61.48'
L18	N52°35'40"E	66.72'
L19	N40°14'58"E	61.09'
L20	N50°10'01"E	74.06'
L21	S47°17'58"W	120.06'
L22	S41°55'50"W	107.32'
L23	S48°33'25"W	64.98'
L24	S83°36'24"W	78.61'

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

JACO HOLDINGS II LTD
CALLED 316.681 ACRES
DOC. NO. 202213144
O.P.R.B.C.T.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	56°16'45"	445.00'	437.10'	S20°55'06"W	419.74'
C2	49°21'35"	200.00'	172.30'	S10°27'17"E	167.02'
C3	90°39'22"	25.00'	39.56'	S31°06'11"E	35.56'
C4	89°24'22"	13.00'	20.29'	N58°51'57"E	18.29'
C5	45°35'12"	200.00'	159.13'	N36°57'22"E	154.96'
C6	59°46'50"	13.00'	13.56'	N29°51'33"E	12.96'
C7	299°33'41"	62.50'	326.77'	S30°15'02"E	62.91'
C8	59°46'50"	13.00'	13.56'	S89°38'24"W	12.96'
C9	45°35'12"	150.00'	119.35'	S36°57'22"W	116.22'
C10	16°44'29"	375.00'	109.57'	S05°47'32"W	109.18'
C11	22°53'51"	375.00'	149.86'	S08°52'13"W	148.87'
C12	1°23'06"	375.00'	9.06'	S21°00'42"W	9.06'
C13	10°05'34"	375.00'	66.06'	S31°20'21"W	65.97'
C14	59°46'50"	13.00'	13.56'	S06°29'43"W	12.96'
C15	299°33'41"	62.50'	326.77'	N53°36'52"W	62.91'
C16	59°46'51"	13.00'	13.56'	N66°16'33"E	12.96'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C17	16°03'59"	325.00'	91.13'	N28°21'08"E	90.84'
C18	22°53'51"	325.00'	129.88'	N08°52'13"E	129.02'
C19	11°10'13"	425.00'	82.86'	N03°00'24"E	82.73'
C20	85°01'22"	13.00'	19.29'	N33°55'11"W	17.57'
C21	52°54'09"	13.00'	12.00'	S77°07'04"W	11.58'
C22	196°27'40"	50.00'	171.44'	N31°06'11"W	98.97'
C23	52°54'09"	13.00'	12.00'	N40°40'35"E	11.58'
C24	49°21'35"	150.00'	129.22'	N10°27'17"W	125.26'
C25	6°38'10"	445.00'	51.54'	N03°54'12"W	51.51'
C26	49°38'34"	445.00'	385.56'	S24°14'11"W	373.62'
C27	12°06'29"	200.00'	42.27'	N20°13'01"E	42.19'
C28	20°22'23"	200.00'	71.12'	N36°27'27"E	70.74'
C29	13°06'20"	200.00'	45.75'	N53°11'49"E	45.65'
C30	19°52'30"	62.50'	21.68'	N09°54'23"E	21.57'
C31	79°35'02"	62.50'	86.81'	N59°38'09"E	80.00'
C32	45°50'12"	62.50'	50.00'	S57°39'14"E	48.68'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C33	30°29'56"	62.50'	33.27'	S19°29'10"E	32.88'
C34	123°46'01"	62.50'	135.01'	S57°38'48"W	110.25'
C35	30°28'27"	150.00'	79.78'	S44°30'45"W	78.84'
C36	15°06'45"	150.00'	39.56'	S21°43'09"W	39.45'
C37	9°52'29"	375.00'	64.63'	S09°13'32"W	64.55'
C38	6°52'00"	375.00'	44.94'	S00°51'18"W	44.92'
C39	9°07'12"	375.00'	59.69'	S01°58'54"W	59.63'
C40	9°55'21"	375.00'	64.94'	S11°30'11"W	64.86'
C41	3°51'17"	375.00'	25.23'	S18°23'30"W	25.22'
C42	10°43'04"	62.50'	11.69'	S18°02'10"E	11.67'
C43	67°02'08"	62.50'	73.12'	S20°50'26"W	69.02'
C44	46°10'37"	62.50'	50.37'	S77°26'49"W	49.02'
C45	46°12'51"	62.50'	50.41'	N56°21'27"W	49.06'
C46	46°12'17"	62.50'	50.40'	N10°08'53"W	49.05'
C47	46°04'34"	62.50'	50.26'	N35°59'32"E	48.92'
C48	37°08'09"	62.50'	40.51'	N77°35'54"E	39.80'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C49	13°34'59"	325.00'	77.05'	N29°35'38"E	76.87'
C50	2°29'01"	325.00'	14.09'	N21°33'39"E	14.09'
C51	16°21'01"	325.00'	92.74'	N12°08'38"E	92.43'
C52	6°32'50"	325.00'	37.14'	N00°41'43"E	37.12'
C53	2°27'34"	425.00'	18.24'	N01°20'55"W	18.24'
C54	8°42'39"	425.00'	64.61'	N04°14'11"E	64.55'
C55	23°33'31"	50.00'	20.56'	S62°26'45"W	20.41'
C56	66°02'58"	50.00'	57.64'	N72°45'01"W	54.50'
C57	70°33'26"	50.00'	61.57'	N04°26'49"W	57.76'
C58	36°17'44"	50.00'	31.67'	N48°58'47"E	31.15'
C59	39°59'05"	150.00'	104.68'	N05°46'02"W	102.57'
C60	9°22'30"	150.00'	24.54'	N30°26'50"W	24.52'
C61	2°38'33"	200.00'	9.22'	S33°48'48"E	9.22'
C62	46°43'02"	200.00'	163.07'	S09°08'01"E	158.59'

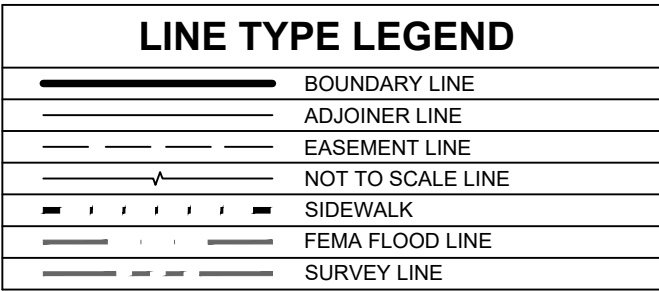
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THOMAS RANCH NORTHWEST PHASE 5 BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	DJK	SMD	4/29/2026	069406220	2 OF 4



LEGEND	
	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= CALCULATED POINT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNETT COUNTY TEXAS	
(.....) = RECORD PER DOC. NO. 2023112464	

LINE TABLE		
NO.	BEARING	LENGTH
L1	S35°08'05"E	53.02'
L3	S54°42'43"E	25.39'
L4	N54°42'43"W	31.05'
L5	S20°19'09"W	19.16'
L6	N35°08'05"W	42.94'
L7	N14°13'30"E	34.75'
L8	S50°16'28"W	31.27'
L9	N36°21'32"E	113.58'
L10	N26°54'47"E	203.82'
L11	N71°28'22"E	100.85'
L12	S87°11'39"E	65.98'
L13	N77°40'50"E	136.83'

LINE TABLE		
NO.	BEARING	LENGTH
L14	N64°17'25"E	86.34'
L15	N40°17'37"E	55.79'
L16	N19°51'34"E	72.66'
L17	N38°53'49"E	61.48'
L18	N52°35'40"E	66.72'
L19	N40°14'58"E	61.09'
L20	N50°10'01"E	74.06'
L21	S47°17'58"W	120.06'
L22	S41°55'50"W	107.32'
L23	S48°33'25"W	64.98'
L24	S83°36'24"W	78.61'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	56°16'45"	445.00'	437.10'	S20°55'06"W	419.74'
C2	49°21'35"	200.00'	172.30'	S10°27'17"E	167.02'
C3	90°39'22"	25.00'	39.56'	S31°06'11"E	35.56'
C4	89°24'22"	13.00'	20.29'	N58°51'57"E	18.29'
C5	45°35'12"	200.00'	159.13'	N36°57'22"E	154.96'
C6	59°46'50"	13.00'	13.56'	N29°51'33"E	12.96'
C7	299°33'41"	62.50'	326.77'	S30°15'02"E	62.91'
C8	59°46'50"	13.00'	13.56'	S89°38'24"W	12.96'
C9	45°35'12"	150.00'	119.35'	S36°57'22"W	116.22'
C10	16°44'29"	375.00'	109.57'	S05°47'32"W	109.18'
C11	22°53'51"	375.00'	149.86'	S08°52'13"W	148.87'
C12	1°23'06"	375.00'	9.06'	S21°00'42"W	9.06'
C13	10°05'34"	375.00'	66.06'	S31°20'21"W	65.97'
C14	59°46'50"	13.00'	13.56'	S06°29'43"W	12.96'
C15	299°33'41"	62.50'	326.77'	N53°36'52"W	62.91'
C16	59°46'51"	13.00'	13.56'	N66°16'33"E	12.96'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C17	16°03'59"	325.00'	91.13'	N28°21'08"E	90.84'
C18	22°53'51"	325.00'	129.88'	N08°52'13"E	129.02'
C19	11°10'13"	425.00'	82.86'	N03°00'24"E	82.73'
C20	85°01'22"	13.00'	19.29'	N33°55'11"W	17.57'
C21	52°54'09"	13.00'	12.00'	S77°07'04"W	11.58'
C22	196°27'40"	50.00'	171.44'	N31°06'11"W	98.97'
C23	52°54'09"	13.00'	12.00'	N40°40'35"E	11.58'
C24	49°21'35"	150.00'	129.22'	N10°27'17"W	125.26'
C25	6°38'10"	445.00'	51.54'	N03°54'12"W	51.51'
C26	49°38'34"	445.00'	385.56'	S24°14'11"W	373.62'
C27	12°06'29"	200.00'	42.27'	N20°13'01"E	42.19'
C28	20°22'23"	200.00'	71.12'	N36°27'27"E	70.74'
C29	13°06'20"	200.00'	45.75'	N53°11'49"E	45.65'
C30	19°52'30"	62.50'	21.68'	N09°54'23"E	21.57'
C31	79°35'02"	62.50'	86.81'	N59°38'09"E	80.00'
C32	45°50'12"	62.50'	50.00'	S57°39'14"E	48.68'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C33	30°29'56"	62.50'	33.27'	S19°29'10"E	32.88'
C34	123°46'01"	62.50'	135.01'	S57°38'48"W	110.25'
C35	30°28'27"	150.00'	79.78'	S44°30'45"W	78.84'
C36	15°06'45"	150.00'	39.56'	S21°43'09"W	39.45'
C37	9°52'29"	375.00'	64.63'	S09°13'32"W	64.55'
C38	6°52'00"	375.00'	44.94'	S00°51'18"W	44.92'
C39	9°07'12"	375.00'	59.69'	S01°58'54"W	59.63'
C40	9°55'21"	375.00'	64.94'	S11°30'11"W	64.86'
C41	3°51'17"	375.00'	25.23'	S18°23'30"W	25.22'
C42	10°43'04"	62.50'	11.69'	S18°02'10"E	11.67'
C43	67°02'08"	62.50'	73.12'	S20°50'26"W	69.02'
C44	46°10'37"	62.50'	50.37'	S77°26'49"W	49.02'
C45	46°12'51"	62.50'	50.41'	N56°21'27"W	49.06'
C46	46°12'17"	62.50'	50.40'	N10°08'53"W	49.05'
C47	46°04'34"	62.50'	50.26'	N35°59'32"E	48.92'
C48	37°08'09"	62.50'	40.51'	N77°35'54"E	39.80'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C49	13°34'59"	325.00'	77.05'	N29°35'38"E	76.87'
C50	2°29'01"	325.00'	14.09'	N21°33'39"E	14.09'
C51	16°21'01"	325.00'	92.74'	N12°08'38"E	92.43'
C52	6°32'50"	325.00'	37.14'	N00°41'43"E	37.12'
C53	2°27'34"	425.00'	18.24'	N01°20'55"W	18.24'
C54	8°42'39"	425.00'	64.61'	N04°14'11"E	64.55'
C55	23°33'31"	50.00'	20.56'	S62°26'45"W	20.41'
C56	66°02'58"	50.00'	57.64'	N72°45'01"W	54.50'
C57	70°33'26"	50.00'	61.57'	N04°28'49"W	57.76'
C58	36°17'44"	50.00'	31.67'	N48°58'47"E	31.15'
C59	39°59'05"	150.00'	104.68'	N05°46'02"W	102.57'
C60	9°22'30"	150.00'	24.54'	N30°26'50"W	24.52'
C61	2°38'33"	200.00'	9.22'	S33°48'48"E	9.22'
C62	46°43'02"	200.00'	163.07'	S09°08'01"E	158.59'

THOMAS RANCH NORTHWEST
PHASE 5
BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV TEL. NO. (512) 418-1771
SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

<u>SCALE</u>	<u>DRAWN BY</u>	<u>CHECKED BY</u>	<u>DATE</u>	<u>PROJECT NO.</u>	<u>SHEET NO.</u>
1" = 100'	DJK	SMD	4/29/2026	069406220	3 OF 4

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