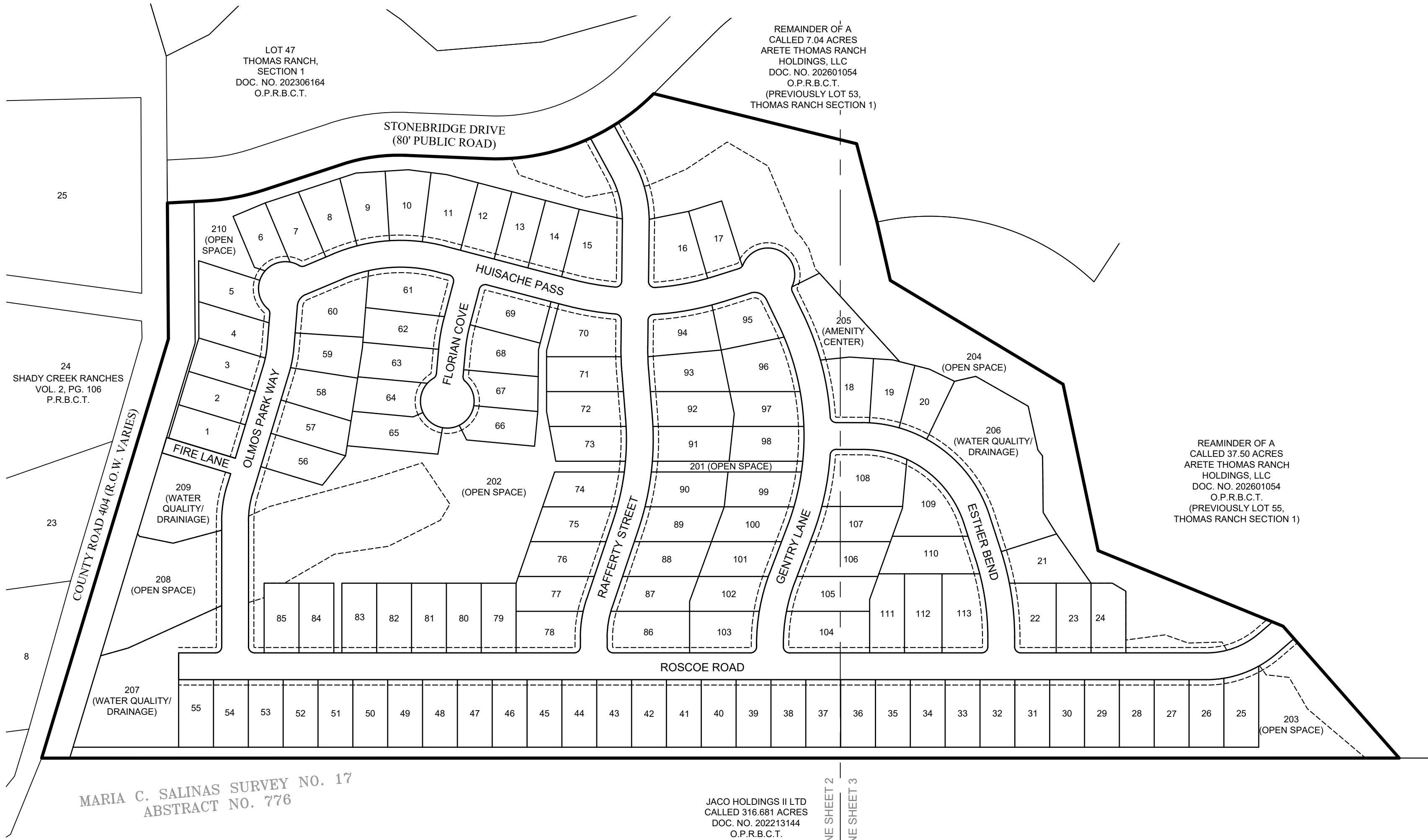
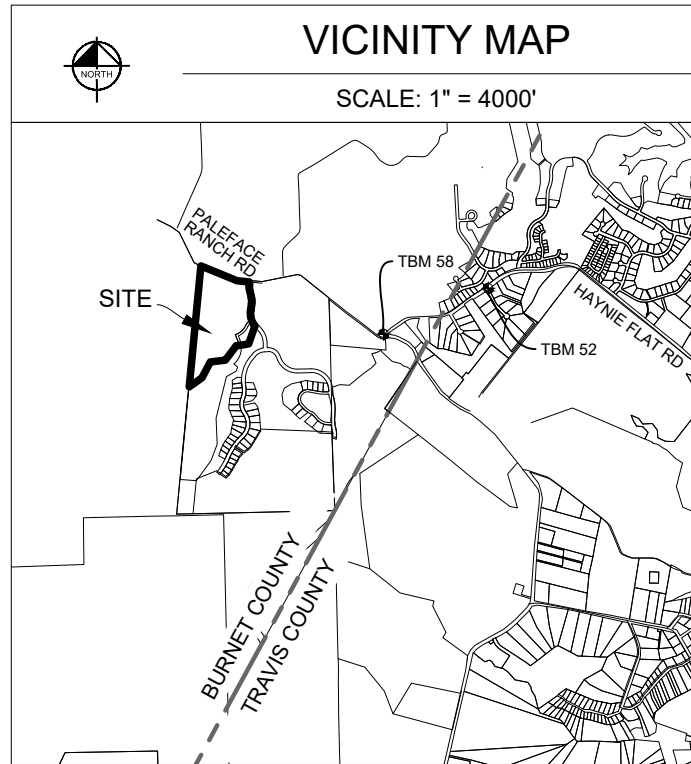
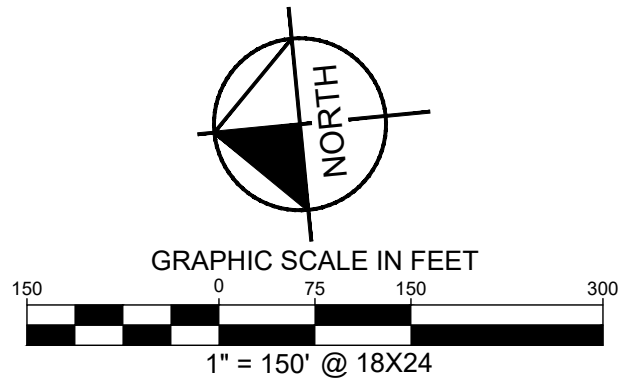




| STREET INFORMATION |           |                     |
|--------------------|-----------|---------------------|
| STREET NAME        | ROW WIDTH | NEW STREET   LENGTH |
| ROSCOE ROAD        | 50'       | 2083.71             |
| OLMOS PARK WAY     | 50'       | 713.76'             |
| HUISACHE PASS      | 50'       | 919.43'             |
| GENTRY LANE        | 50'       | 755.35'             |
| ESTHER BEND        | 50'       | 645.93'             |
| RAFFERTY STREET    | 50'       | 1022.94'            |
| FLORIAN COVE       | 50'       | 255.40'             |
| FIRE LANE          | 30'       | 159.00'             |
| TOTAL              | XX        | 6555.52'            |

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) |
| 113                           | 7,800 - 12,750            | 4,360                       |

THOMAS RANCH NORTHWEST  
PHASE 4  
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 5    |

| 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 |                                                             |
| O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS |                                                             |
| (.....) = RECORD PER DOC. NO. 2023112464                   |                                                             |

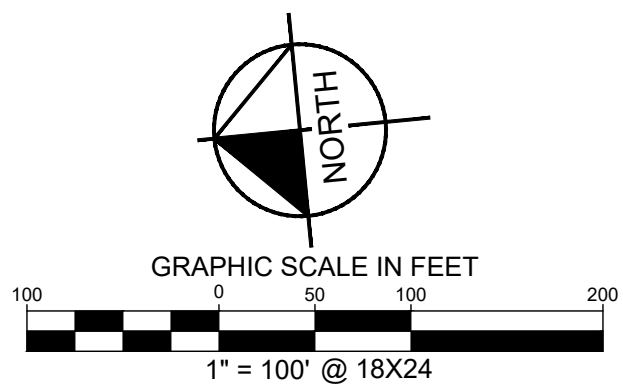
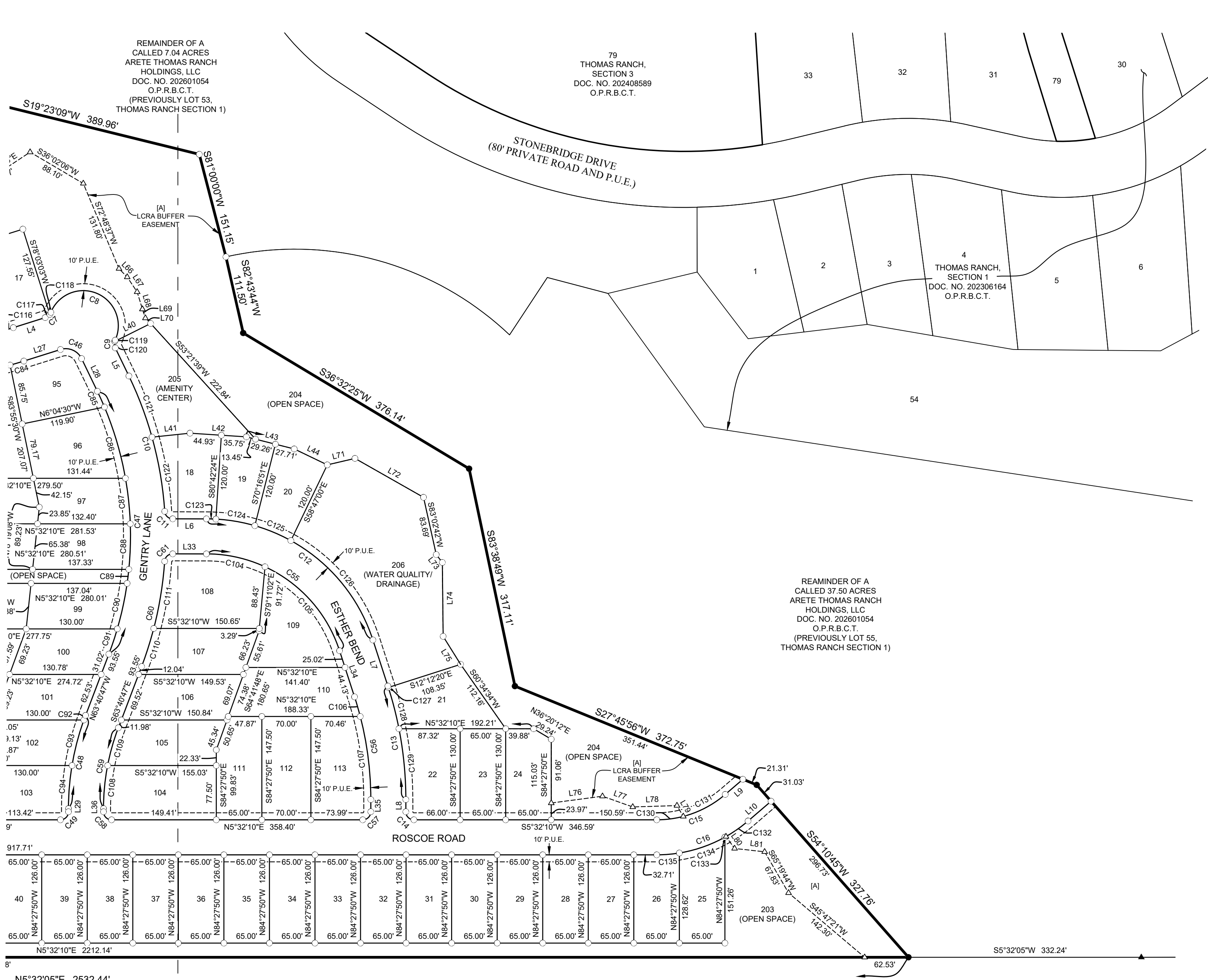
| BENCHMARKS                                             |                                                                                                                                                          |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.<br>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.<br>ELEV.=913.84'  |
| DATUM IS NAVD'88 (GEOID 18) BASED ON GPS OBSERVATIONS. |                                                                                                                                                          |

| SUBDIVISION INFORMATION                                                                                            |  |
|--------------------------------------------------------------------------------------------------------------------|--|
| OWNER: ARETE THOMAS RANCH HOLDINGS, LLC.                                                                           |  |
| ACREAGE: 46.8671 ACRES                                                                                             |  |
| SURVEY: W.W. BURTON SURVEY NO. 15, ABSTRACT NO. 1809 AND THE MARIA CATALINA SALINAS SURVEY NO. 17 ABSTRACT NO. 776 |  |
| SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.                                                                           |  |
| ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.                                                                           |  |
| NUMBER OF LOTS: 113                                                                                                |  |
| LAND USE: SINGLE-FAMILY                                                                                            |  |
| NUMBER OF UNITS: 119                                                                                               |  |
| DATE: 4/3/2026                                                                                                     |  |

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XX-XX-XXXXX

DWG NAME: K:\AUS\_SURVEY\AUSTIN SURVEY PROJECTS\THOMAS RANCH\_SECTION 1 (HILLTOP)\DWG\PLATS\SEC 1 RESUB LOT 46-NW PHAV\PLAT-069406220 - TR SEC 1 RESUB LOT 46- REV.DWG PLOTTED BY: KEAHEY, DILLON 4/29/2026 2:57 PM LAST SAVED: 4/29/2026 8:46 AM





| 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                      |
|                                                            | = 60D NAIL 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                   |                                                             |

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

MATCHLINE SHEET 2  
MATCHLINE SHEET 3

THOMAS RANCH NORTHWEST  
PHASE 4  
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   | 3 OF 5    |

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| CURVE TABLE |            |         |         |               |         |
|-------------|------------|---------|---------|---------------|---------|
| NO.         | DELTA      | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 15°06'09"  | 415.00' | 109.39' | S05°05'05"E   | 109.07' |
| C2          | 20°29'51"  | 335.04' | 119.86' | S02°23'10"E   | 119.22' |
| C3          | 47°19'57"  | 415.00' | 342.83' | S15°48'08"E   | 333.17' |
| C4          | 29°05'12"  | 225.00' | 114.22' | S81°37'51"W   | 113.00' |
| C5          | 94°31'00"  | 11.50'  | 18.97'  | S48°54'57"W   | 16.89'  |
| C6          | 13°36'25"  | 475.00' | 112.81' | S05°08'45"E   | 112.54' |
| C7          | 50°10'55"  | 13.00'  | 11.39'  | S37°02'25"E   | 11.03'  |
| C8          | 182°03'19" | 50.00'  | 158.87' | S28°53'47"W   | 99.98'  |
| C9          | 50°10'55"  | 13.00'  | 11.39'  | N85°10'02"W   | 11.03'  |
| C10         | 21°56'24"  | 525.00' | 201.04' | S80°42'43"W   | 199.81' |
| C11         | 86°05'45"  | 11.50'  | 17.28'  | S48°38'02"W   | 15.70'  |
| C12         | 71°58'27"  | 250.00' | 314.05' | S41°34'23"W   | 293.80' |
| C13         | 17°58'33"  | 525.00' | 164.71' | S86°32'54"W   | 164.04' |
| C14         | 90°00'00"  | 11.50'  | 18.06'  | S50°32'10"W   | 16.26'  |
| C15         | 40°40'15"  | 150.00' | 106.48' | S14°47'57"E   | 104.25' |
| C16         | 40°40'15"  | 200.00' | 141.97' | N14°47'57"W   | 139.01' |
| C17         | 90°00'00"  | 11.50'  | 18.06'  | S39°27'50"E   | 16.26'  |
| C18         | 16°48'56"  | 225.00' | 66.03'  | S76°03'22"E   | 65.80'  |
| C19         | 12°02'40"  | 175.00' | 36.79'  | S73°40'14"E   | 36.72'  |
| C20         | 53°35'40"  | 11.50'  | 10.76'  | N73°30'36"E   | 10.37'  |
| C21         | 169°37'45" | 50.00'  | 148.03' | S48°28'22"E   | 99.59'  |
| C22         | 53°35'40"  | 11.50'  | 10.76'  | S09°32'41"W   | 10.37'  |
| C23         | 37°27'09"  | 325.00' | 12.44'  | S01°28'26"W   | 208.68' |
| C24         | 9°30'33"   | 475.00' | 78.83'  | S15°26'44"W   | 78.74'  |
| C25         | 94°31'00"  | 11.50'  | 18.97'  | S36°34'03"E   | 16.89'  |
| C26         | 29°05'12"  | 175.00' | 88.84'  | N81°37'51"E   | 87.89'  |
| C27         | 86°05'56"  | 11.50'  | 17.28'  | S53°07'29"W   | 15.70'  |
| C28         | 5°10'21"   | 525.00' | 47.40'  | N86°24'43"W   | 47.38'  |
| C29         | 23°10'51"  | 475.00' | 192.18' | N77°24'28"W   | 190.87' |
| C30         | 18°40'10"  | 225.00' | 73.32'  | N75°09'08"W   | 72.99'  |
| C31         | 90°01'23"  | 11.50'  | 18.07'  | N39°28'31"W   | 16.27'  |

| CURVE TABLE |            |         |         |               |         |
|-------------|------------|---------|---------|---------------|---------|
| NO.         | DELTA      | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
| C32         | 90°00'00"  | 11.50'  | 18.06'  | N50°32'10"E   | 16.26'  |
| C33         | 16°48'56"  | 175.00' | 51.36'  | S76°03'22"E   | 51.18'  |
| C34         | 12°02'40"  | 225.00' | 47.30'  | S73°40'14"E   | 47.21'  |
| C35         | 62°26'25"  | 25.00'  | 27.24'  | S48°28'22"E   | 25.92'  |
| C36         | 37°27'09"  | 275.00' | 179.76' | S01°28'26"W   | 176.58' |
| C37         | 90°00'00"  | 11.50'  | 18.06'  | S65°12'00"W   | 16.26'  |
| C38         | 9°23'01"   | 325.00' | 53.23'  | N74°29'30"W   | 53.17'  |
| C39         | 53°35'40"  | 11.50'  | 10.76'  | N52°23'11"W   | 10.37'  |
| C40         | 287°11'21" | 50.00'  | 250.62' | S10°48'59"W   | 59.35'  |
| C41         | 53°35'40"  | 11.50'  | 10.76'  | N74°01'09"E   | 10.37'  |
| C42         | 9°23'01"   | 275.00' | 45.04'  | S74°29'30"E   | 44.99'  |
| C43         | 90°00'00"  | 11.50'  | 18.06'  | S24°48'00"E   | 16.26'  |
| C44         | 10°07'29"  | 525.00' | 92.77'  | S15°08'16"W   | 92.65'  |
| C45         | 14°13'21"  | 525.00' | 130.32' | S04°50'17"E   | 129.99' |
| C46         | 81°41'28"  | 25.00'  | 35.64'  | S28°53'47"W   | 32.70'  |
| C47         | 46°34'42"  | 475.00' | 386.15' | N86°58'08"W   | 375.60' |
| C48         | 20°47'03"  | 375.00' | 136.03' | N74°04'18"W   | 135.29' |
| C49         | 90°00'00"  | 11.50'  | 18.06'  | N39°27'50"W   | 16.26'  |
| C50         | 89°58'37"  | 11.50'  | 18.06'  | N50°31'29"E   | 16.26'  |
| C51         | 18°40'10"  | 175.00' | 57.02'  | S75°09'08"E   | 56.77'  |
| C52         | 23°10'51"  | 525.00' | 212.41' | S77°24'28"E   | 210.96' |
| C53         | 5°10'21"   | 475.00' | 42.88'  | S86°24'43"E   | 42.87'  |
| C54         | 86°05'56"  | 11.50'  | 17.28'  | S40°46'34"E   | 15.70'  |
| C55         | 71°58'27"  | 200.00' | 251.24' | S41°34'23"W   | 235.04' |
| C56         | 17°58'33"  | 475.00' | 149.03' | S86°32'54"W   | 148.42' |
| C57         | 90°00'00"  | 11.50'  | 18.06'  | N39°27'50"W   | 16.26'  |
| C58         | 90°00'00"  | 11.50'  | 18.06'  | N50°32'10"E   | 16.26'  |
| C59         | 20°47'03"  | 325.00' | 117.89' | S74°04'18"E   | 117.25' |
| C60         | 16°50'11"  | 525.00' | 154.27' | S72°05'52"E   | 153.72' |
| C61         | 86°06'07"  | 11.50'  | 17.28'  | S37°27'54"E   | 15.70'  |
| C62         | 2°09'40"   | 525.00' | 19.80'  | N84°54'23"W   | 19.80'  |

| CURVE TABLE |           |         |         |               |         |
|-------------|-----------|---------|---------|---------------|---------|
| NO.         | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
| C63         | 3°00'41"  | 525.00' | 27.59'  | N87°29'33"W   | 27.59'  |
| C64         | 1°37'45"  | 475.00' | 13.51'  | N88°11'01"W   | 13.51'  |
| C65         | 7°50'52"  | 475.00' | 65.06'  | N83°26'42"W   | 65.01'  |
| C66         | 2°25'36"  | 475.00' | 20.12'  | N78°18'28"W   | 20.12'  |
| C67         | 8°00'14"  | 475.00' | 66.36'  | N73°05'33"W   | 66.30'  |
| C68         | 3°16'23"  | 475.00' | 27.14'  | N67°27'14"W   | 27.13'  |
| C69         | 6°10'38"  | 225.00' | 24.26'  | N68°54'22"W   | 24.25'  |
| C70         | 12°29'32" | 225.00' | 49.06'  | N78°14'27"W   | 48.96'  |
| C71         | 3°02'41"  | 175.00' | 9.30'   | S82°56'29"E   | 9.30'   |
| C72         | 13°46'15" | 175.00' | 42.06'  | S74°32'01"E   | 41.96'  |
| C73         | 2°35'00"  | 225.00' | 10.14'  | S68°56'24"E   | 10.14'  |
| C74         | 9°27'41"  | 225.00' | 37.15'  | S74°57'44"E   | 37.11'  |
| C75         | 10°17'58" | 275.00' | 49.43'  | S12°06'10"E   | 49.37'  |
| C76         | 27°09'12" | 275.00' | 130.33' | S06°37'25"W   | 129.11' |
| C77         | 16°28'17" | 50.00'  | 14.37'  | N33°49'29"W   | 14.32'  |
| C78         | 66°57'23" | 50.00'  | 58.43'  | N75°32'19"W   | 55.16'  |
| C79         | 55°19'41" | 50.00'  | 48.28'  | S43°19'09"W   | 46.43'  |
| C80         | 36°38'36" | 50.00'  | 31.98'  | S02°40'00"E   | 31.44'  |
| C81         | 54°10'46" | 50.00'  | 47.28'  | S48°04'41"E   | 45.54'  |
| C82         | 57°36'37" | 50.00'  | 50.27'  | N76°01'37"E   | 48.18'  |
| C83         | 11°59'21" | 525.00' | 109.86' | S03°43'17"E   | 109.66' |
| C84         | 2°14'00"  | 525.00' | 20.46'  | S10°49'57"E   | 20.46'  |
| C85         | 2°59'12"  | 475.00' | 24.76'  | S71°14'07"W   | 24.76'  |
| C86         | 12°48'43" | 475.00' | 106.22' | S79°08'04"W   | 105.99' |
| C87         | 7°53'26"  | 475.00' | 65.42'  | S89°29'09"W   | 65.36'  |
| C88         | 7°51'02"  | 475.00' | 65.08'  | N82°38'37"W   | 65.03'  |
| C89         | 2°25'50"  | 475.00' | 20.15'  | N77°30'11"W   | 20.15'  |
| C90         | 8°01'40"  | 475.00' | 66.55'  | N72°16'26"W   | 66.50'  |
| C91         | 4°34'49"  | 475.00' | 37.97'  | N65°58'11"W   | 37.96'  |
| C92         | 1°03'54"  | 375.00' | 6.97'   | N64°12'44"W   | 6.97'   |
| C93         | 10°16'32" | 375.00' | 67.25'  | N69°52'57"W   | 67.16'  |

| CURVE TABLE |           |         |         |               |         |
|-------------|-----------|---------|---------|---------------|---------|
| NO.         | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
| C94         | 9°26'37"  | 375.00' | 61.81'  | N79°44'31"W   | 61.74'  |
| C95         | 16°08'25" | 175.00' | 49.30'  | S76°25'01"E   | 49.13'  |
| C95         | 2°31'45"  | 175.00' | 7.73'   | S67°04'55"E   | 7.72'   |
| C97         | 4°46'06"  | 525.00' | 43.69'  | S68°12'06"E   | 43.68'  |
| C98         | 7°12'51"  | 525.00' | 66.10'  | S74°11'34"E   | 66.06'  |
| C99         | 2°11'35"  | 525.00' | 20.10'  | S78°53'47"E   | 20.09'  |
| C100        | 7°05'57"  | 525.00' | 65.05'  | S83°32'33"E   | 65.01'  |
| C101        | 1°54'22"  | 525.00' | 17.47'  | S88°02'43"E   | 17.47'  |
| C102        | 2°51'19"  | 475.00' | 23.67'  | S87°34'15"E   | 23.67'  |
| C103        | 2°19'03"  | 475.00' | 19.21'  | S84°59'04"E   | 19.21'  |
| C104        | 24°43'27" | 200.00' | 86.30'  | S17°56'53"W   | 85.64'  |
| C105        | 47°15'00" | 200.00' | 164.93' | S53°56'07"W   | 160.30' |
| C106        | 3°31'15"  | 475.00' | 29.19'  | S79°19'14"W   | 29.18'  |
| C107        | 14°27'19" | 475.00' | 119.84' | S88°18'31"W   | 119.52' |
| C108        | 10°54'47" | 325.00' | 61.90'  | S79°00'26"E   | 61.81'  |
| C109        | 9°52'16"  | 325.00' | 55.99'  | S68°36'55"E   | 55.92'  |
| C110        | 6°13'43"  | 525.00' | 57.07'  | S66°47'39"E   | 57.05'  |
| C111        | 10°36'27" | 525.00' | 97.20'  | S75°12'44"E   | 97.06'  |
| C112        | 11°46'33" | 225.00' | 46.24'  | S72°58'32"W   | 46.16'  |
| C113        | 15°57'44" | 225.00' | 62.68'  | S86°50'41"W   | 62.48'  |
| C114        | 1°20'55"  | 225.00' | 5.30'   | N84°30'00"W   | 5.30'   |
| C115        | 12°02'11" | 475.00' | 99.79'  | S04°21'38"E   | 99.60'  |
| C116        | 1°34'14"  | 475.00' | 13.02'  | S11°09'51"E   | 13.02'  |
| C117        | 35°44'32" | 13.00'  | 8.11'   | S29°49'13"E   | 7.98'   |
| C118        | 14°26'24" | 13.00'  | 3.28'   | S54°54'41"E   | 3.27'   |
| C119        | 8°11'34"  | 13.00'  | 1.86'   | N64°10'21"W   | 1.86'   |
| C120        | 41°59'21" | 13.00'  | 9.53'   | N89°15'49"W   | 9.32'   |
| C121        | 10°11'35" | 525.00' | 93.40'  | S74°50'18"W   | 93.28'  |
| C122        | 11°44'49" | 525.00' | 107.64' | S85°48'30"W   | 107.45' |
| C123        | 3°05'43"  | 250.00' | 13.51'  | S07°08'01"W   | 13.50'  |
| C124        | 12°56'13" | 250.00' | 56.45'  | S15°09'00"W   | 56.33'  |

| CURVE TABLE |           |         |         |               |         |
|-------------|-----------|---------|---------|---------------|---------|
| NO.         | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
| C125        | 12°46'42" | 250.00' | 55.76'  | S28°00'27"W   | 55.64'  |
| C126        | 43°09'48" | 250.00' | 188.34' | S55°58'43"W   | 183.91' |
| C127        | 0°14'04"  | 525.00' | 2.15'   | S77°40'39"W   | 2.15'   |
| C128        | 6°38'29"  | 525.00' | 60.86'  | S81°06'55"W   | 60.82'  |
| C129        | 11°06'00" | 525.00' | 101.71' | S89°59'10"W   | 101.55' |
| C130        | 14°37'02" | 150.00' | 38.27'  | S01°46'21"E   | 38.16'  |
| C131        | 26°03'13" | 150.00' | 68.21'  | S22°06'28"E   | 67.62'  |
| C132        | 11°04'21" | 200.00' | 38.65'  | N29°35'54"W   | 38.59'  |
| C133        | 0°29'25"  | 200.00' | 1.71'   | N23°49'01"W   | 1.71'   |
| C134        | 19°48'59" | 200.00' | 69.17'  | N13°39'48"W   | 68.83'  |
| C135        | 9°17'29"  | 200.00' | 32.43'  | N00°53'26"E   | 32.40'  |
| C136        | 4°26'55"  | 175.00' | 13.59'  | S69°52'21"E   | 13.58'  |
| C137        | 7°35'46"  | 175.00' | 23.20'  | S75°53'41"E   | 23.18'  |
| C138        | 66°35'29" | 50.00'  | 58.11'  | N80°00'30"E   | 54.90'  |
| C139        | 23°34'41" | 50.00'  | 20.58'  | S54°54'25"E   | 20.43'  |
| C140        | 58°47'23" | 50.00'  | 51.30'  | S13°43'23"E   | 49.08'  |
| C141        | 20°40'12" | 50.00'  | 18.04'  | S26°00'25"W   | 17.94'  |
| C142        | 8°22'10"  | 325.00' | 47.47'  | S13°04'04"E   | 47.43'  |
| C143        | 10°48'39" | 325.00' | 61.32'  | S03°28'40"E   | 61.23'  |
| C144        | 10°48'39" | 325.00' | 61.32'  | S07°19'59"W   | 61.23'  |
| C145        | 7°27'41"  | 325.00' | 42.32'  | S16°28'10"W   | 42.29'  |
| C146        | 1°47'04"  | 175.00' | 5.45'   | S84°43'05"E   | 5.45'   |
| C147        | 17°15'18" | 175.00' | 52.70'  | N85°45'44"E   | 52.50'  |
| C148        | 10°02'50" | 175.00' | 30.69'  | N72°06'40"E   | 30.65'  |
| C149        | 6°09'49"  | 415.00' | 44.64'  | S04°46'56"W   | 44.62'  |
| C150        | 21°09'33" | 415.00' | 153.26' | S08°52'45"E   | 152.39' |
| C151        | 6°54'26"  | 415.00' | 50.03'  | S22°54'45"E   | 50.00'  |
| C152        | 13°06'08" | 415.00' | 94.90'  | S32°55'02"E   | 94.70'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L1         | S02°27'59"W | 72.42'  |
| L2         | S67°05'15"W | 80.91'  |
| L3         | N83°49'33"W | 110.29' |
| L4         | S11°56'57"E | 47.69'  |
| L5         | S69°44'31"W | 44.56'  |
| L6         | S05°35'10"W | 48.07'  |
| L7         | S77°33'37"W | 69.15'  |
| L8         | N84°27'50"W | 17.42'  |
| L9         | S35°08'05"E | 33.18'  |
| L10        | N35°08'05"W | 43.26'  |
| L11        | S05°32'10"W | 68.93'  |
| L12        | S67°38'54"E | 24.50'  |
| L13        | S79°41'34"E | 59.77'  |
| L14        | S17°15'09"E | 57.36'  |
| L15        | S83°49'33"E | 110.29' |
| L16        | N67°05'15"E | 80.91'  |
| L17        | N83°49'33"W | 48.31'  |
| L18        | N88°59'54"W | 89.25'  |
| L19        | N84°29'13"W | 17.32'  |
| L20        | S79°41'34"E | 78.96'  |
| L21        | S17°15'09"E | 76.55'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L22        | S20°12'00"W | 21.62' |
| L23        | N69°48'00"W | 71.39' |
| L24        | N79°11'01"W | 48.88' |
| L25        | S79°11'01"E | 48.88' |
| L26        | S69°48'00"E | 71.39' |
| L27        | S11°56'57"E | 54.88' |
| L28        | S69°44'31"W | 51.75' |
| L29        | N84°27'50"W | 4.47'  |
| L30        | S84°29'13"E | 17.35' |
| L31        | S88°59'54"E | 89.25' |
| L32        | S83°49'33"E | 48.31' |
| L33        | S05°35'10"W | 48.07' |
| L34        | S77°33'37"W | 69.15' |
| L35        | N84°27'50"W | 17.42' |
| L36        | S84°27'50"E | 4.47'  |
| L37        | N23°18'14"E | 21.07' |
| L38        | S05°57'43"E | 75.03' |
| L39        | S11°50'05"E | 64.74' |
| L40        | S20°56'33"E | 57.29' |
| L41        | S00°23'59"E | 54.51' |
| L42        | S09°17'36"W | 80.67' |

STATE OF TEXAS §  
COUNTY OF BURNET §

KNOW ALL MEN BY THE PRESENTS:

THAT JOSEPH RENTFRO, MANAGING DIRECTOR OF ARETE THOMAS RANCH HOLDINGS, LLC, AND LORALOMA BORROWER 1, LLC, BEING THE OWNER OF 46.8671 ACRES OF LAND OUT OF THE MARIA CATALINA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, BEING ALL OF LOT 46 AND A PORTION OF LOTS 53 AND 55 OF THOMAS RANCH, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 202306164 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.), CONVEYED TO ARETE THOMAS RANCH HOLDINGS, LLC, IN DOCUMENT NO. 2023112464 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOTS BEING CANCELED PER DOCUMENT NO. 202601054 (O.P.R.B.C.T.); DO HEREBY SUBDIVIDE 46.8671 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE AS:

THOMAS RANCH NORTHWEST PHASE 4

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

LORALOMA BORROWER 1, LLC  
A UTAH LIMITED LIABILITY COMPANY

BY: ARETÉ THOMAS RANCH HOLDINGS, LLC

JOSPEH RENTFRO, MANAGING DIRECTOR  
LORLOMA BORROWER 1, LLC  
500 SOUTH PALEFACE ROAD  
SPICEWOOD, TEXAS 78669

STATE OF TEXAS §  
COUNTY OF BURNET §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH RENTFRO, MANAGING DIRECTOR OF LORLOMA BORROWER 1, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND (S)HE ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS, NOTARY REGISTRATION NUMBER \_\_\_\_\_

PRINTED NAME

MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 482, OF THE LOCAL GOVERNMENTAL CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: April 29, 2026.

STEVEN M. DUARTE, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5940

PRELIMINARY  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

PLAT NOTES

- THIS RESIDENTIAL AND COMMERCIAL SUBDIVISION IS WITHIN THE BURNET COUNTY IMPROVEMENT DISTRICT NO. 1, A SPECIAL DISTRICT WITH JURISDICTION TO LEVY TAXES TO SUPPORT THE CONSTRUCTION AND MAINTENANCE OF INFRASTRUCTURE WITHIN THE DEVELOPMENT. THIS PROPERTY SHALL BE DEVELOPED PURSUANT TO THE CONSENT AGREEMENT FOR THE CREATION OF THE DISTRICT. NO PORTION OF THIS PROJECT IS WITHIN AN ETJ.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS.
- THIS SUBDIVISION IS SERVED BY THE CENTRALIZED WATER DISTRIBUTION AND WASTEWATER TREATMENT SYSTEMS SHARED WITH TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1.
- BY FILING THIS PLAT ARETE THOMAS RANCH HOLDINGS, LLC AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
- GATED ROADWAYS SHALL BE MAINTAINED BY THE BURNET COUNTY IMPROVEMENT DISTRICT NO 1 AND/OR A HOMEOWNER'S ASSOCIATION.
- ANY UNMANNED GATES SHALL HAVE A KNOX BOX FOR THE FIRE DEPARTMENT.
- MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT WIDTH SHALL BE FIFTY FEET WIDE.
- MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT LENGTH SHALL BE EIGHTY FEET LONG.
- MINIMUM FRONT SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY-FIVE FEET OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MINIMUM REAR SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY FEET OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MINIMUM SIDE SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TEN FEET FROM LOT LINE, TWENTY FEET FROM SIDE ROAD R.O.W. OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MAXIMUM DENSITY FOR MULTIFAMILY IS 24 UNITS PER ACRE.
- MINIMUM FRONT SETBACK FOR COMMERCIAL LOTS SHALL BE FIFTEEN FEET.
- MINIMUM SIDE AND REAR SETBACK FOR COMMERCIAL LOTS SHALL BE TEN FEET.
- BURNET COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE FOR THIS SUBDIVISION.
- ALL STREETS DEDICATED PER THIS PLAT WILL BE PUBLIC RIGHT-OF-WAYS.
- ENGINEERING PORTIONS OF THIS PLAT WERE DESIGNED BY KIMLEY-HORN.

SURVEYOR'S NOTES

- FLOOD STATEMENT:  
ACCORDING TO COMMUNITY PANEL NO. 48053C, MAP NO. 48053C0705F, EFFECTIVE DATE MARCH 15, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00017175683.
- 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.

LCRA NOTES

- 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.
- 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 THE CREEKS, RIVERS, AND LAKES. NO STRUCTURE OF 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 OWNERS 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.
- SINGLE-FAMILY PORTIONS OF THE SUBDIVISION WILL COMPLY WITH SECTION 5.1(B)(II), WATER QUALITY MANAGEMENT, OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
- COMMERCIAL DEVELOPMENT PORTIONS ARE THE SUBDIVISION WILL COMPLY WITH SECTION 5.1(B)(II), WATER QUALITY MANAGEMENT, OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
- EROSION AND SEDIMENTATION SHALL BE CONTROLLED THROUGHOUT THE DEVELOPMENT PROCESS IN ACCORDANCE WITH THE LCRA TECHNICAL MANUAL.
- PRIOR TO RECEIVING A DEVELOPMENT PERMIT, FISCAL SURETY SHALL BE POSTED FOR THE CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND SITE STABILIZATION.
- A BMP MAINTENANCE PERMIT IS REQUIRED FOR ALL DEVELOPMENT REQUIRING PERMANENT BMPS TO MEET LCRA WATER QUALITY PERFORMANCE STANDARDS.
- A WATER QUALITY EDUCATION PROGRAM SHALL BE ESTABLISHED BY EACH RECIPIENT OF A DEVELOPMENT PERMIT.
- ANY DREDGE AND FILL ACTIVITIES ARE SUBJECT TO THE PROVISIONS OF SECTION 4.3 OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
- WATER CONSERVATION MEASURES SHALL BE IN CONFORMANCE TO ADDENDUM I OF THE LCRA/LAKE TRAVIS RANCH LLC WATER CONTRACT.
- PRIOR TO CONSTRUCTION CONSERVATION AREAS WILL BE DESIGNATED ON INDIVIDUAL LOTS IN ACCORDANCE WITH TRAVIS CLUB DESIGN GUIDELINES.

STATE OF TEXAS §  
COUNTY OF BURNET §

I, JOE DON DOCKERY, COUNTY COMMISSIONER OF PRECINCT NO. 4, IN BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS SUBDIVISION AND HEREBY APPROVE SAID PLAT FOR PRESENTATION TO THE COMMISSIONERS COURT OF BURNET COUNTY, TEXAS.

JOE DON DOCKERY, COMMISSIONER PRECINCT NO. 4

STATE OF TEXAS §  
COUNTY OF BURNET §

I, BRYAN WILSON, JUDGE OF THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023 AND BY MY SIGNATURE AFFIXED HERETO, AUTHORIZED THIS PLAT TO BE RECORDED IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

BRYAN WILSON, COUNTY JUDGE

THOMAS RANCH NORTHWEST  
PHASE 4  
BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV  
SUITE 200, AUSTIN, TEXAS 78759

TBPELS FIRM # 10194624

TEL. NO. (512) 418-1771  
WWW.KIMLEY-HORN.COM

SCALE

N/A

DRAWN BY

DJK

CHECKED BY

SMD

DATE

4/29/2026

PROJECT NO.

069406220

SHEET NO.

5 OF 5

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XX-XX-XXXXX

DWG NAME: K:AUS\_SURVEY\AUSTIN SURVEY PROJECTS\THOMAS RANCH\_SECTION 1 (HILLTOP)\DWG\PLATS\SEC 1 RESUB LOT 46-NW PHAV\PLAT-069406220 - TR SEC 1 RESUB LOT 46 REV.DWG PLOTTED BY: KEAHEY DILLON 4/29/2026 2:57 PM LAST SAVED: 4/29/2026 8:46 AM