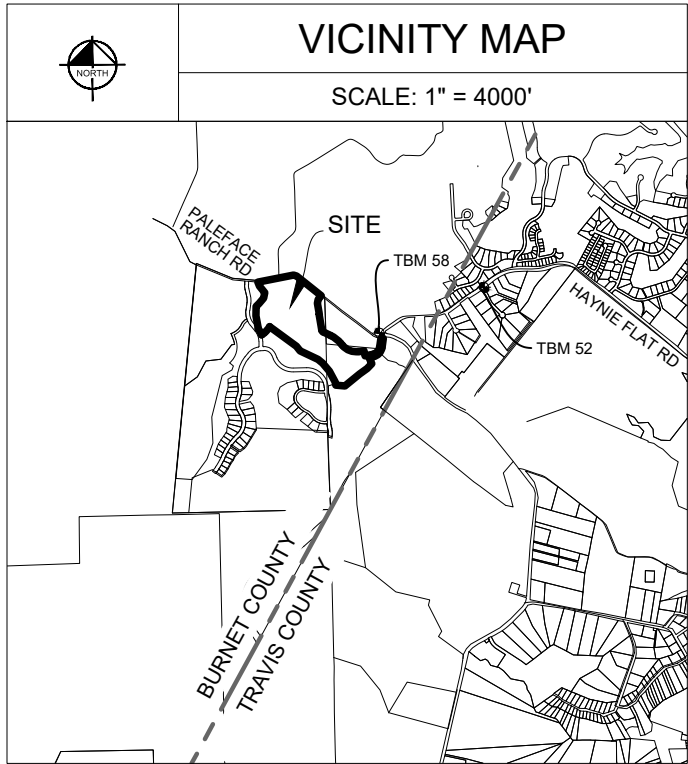
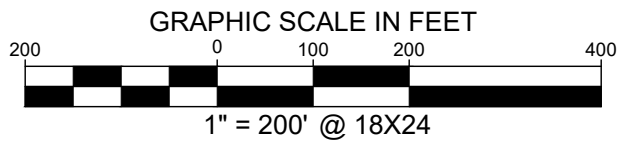
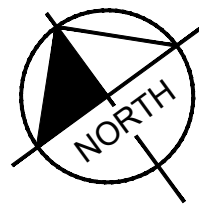




STREET INFORMATION

STREET NAME	ROW WIDTH	NEW STREET � LENGTH
CELLAR GATE TRAIL	50'	1022.84'
PALE MOON PASS	50'	332.98'
CORKWOOD WAY	50'	519.51'
STILLWATER STREET	50'	547.65'
MERLOT MOONRISE ROAD	50'	2183.18'
DUSTY BARREL BEND	50'	534.04'
PICNIC RIDGE WAY	50'	1677.55'
FIREFLY BEND	50'	336.93'
CRICKET FOG LANE	50'	699.86'
TOTAL	XX	7854.54'

SUBDIVISION INFORMATION

OWNER: ARETE THOMAS RANCH HOLDINGS, LLC.
ACREAGE: 53.4092 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: 203
LAND USE: SINGLE-FAMILY
NUMBER OF UNITS: 190
DATE: 4/29/2026

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)
190	5,500 - 10,860	3,560

THOMAS RANCH NORTHWEST PHASE 2 BURNET COUNTY, TEXAS

Kimley»Horn

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

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 200'	DJK	SMD	4/29/2026	069406202	1 OF 5

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W.W. BURTON SURVEY NO. 15
ABSTRACT NO. 1809

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

COUNTY ROAD 404
(R.O.W. VARIES)

COUNTY ROAD 404
(R.O.W. VARIES)

REMAINDER OF CALLED
15.64 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 49,
THOMAS RANCH SECTION 1)

[B]
REMAINDER OF CALLED
10.12 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 50,
THOMAS RANCH SECTION 1)

[A]
REMAINDER OF LOT 77
THOMAS RANCH,
SECTION 3
DOC. NO. 202408589
O.P.R.B.C.T.

LOT 47
THOMAS RANCH,
SECTION 1
DOC. NO. 202306164
O.P.R.B.C.T.

CALLED 44.29 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 46,
THOMAS RANCH SECTION 1)

STONEBRIDGE DRIVE
(80' PUBLIC ROAD)

CALLED 37.50 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 55,
THOMAS RANCH SECTION 1)

CALLED 7.04 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 53,
THOMAS RANCH SECTION 1)

STONEBRIDGE DRIVE
(80' PRIVATE ACCESS
EASEMENT AND P.U.E.)

REMAINDER OF A CALLED
50.58 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 48,
THOMAS RANCH SECTION 1)

REMAINDER OF LOT
51
THOMAS RANCH,
SECTION 1
DOC. NO. 202306164
O.P.R.B.C.T.

PROMINENCE ROAD
(80' PUBLIC ACCESS
EASEMENT AND P.U.E.)

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.	

LINE TYPE LEGEND

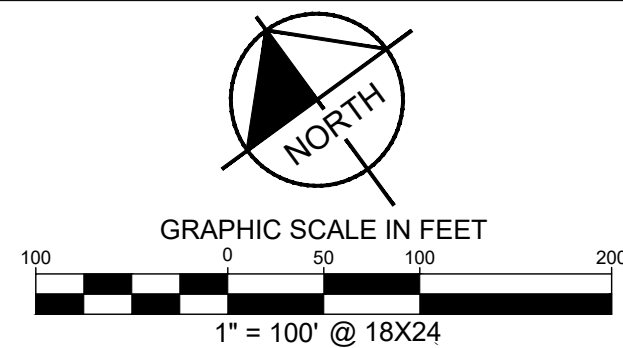
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE
	MATCHLINE

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	

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	
P.R.B.C.T. = PLAT 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
	MATCHLINE

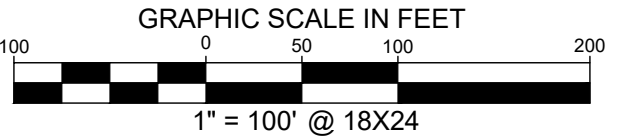
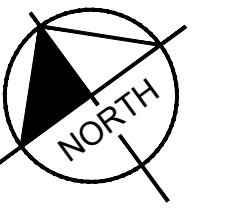


THOMAS RANCH NORTHWEST
PHASE 2
BURNET COUNTY, TEXAS

Kimley»Horn

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TBPELS FIRM # 10194624

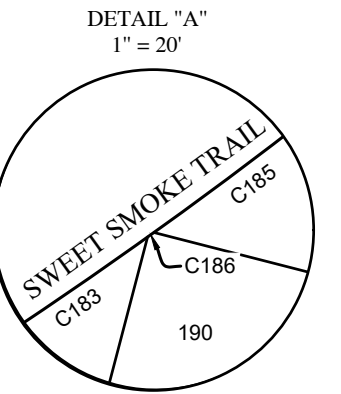
SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	DJK	SMD	4/29/2026	069406202	2 OF 5



[B]
REMAINDER OF CALLED
10.12 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 50,
THOMAS RANCH SECTION 1)

SURVEY CONTROL
GRID N: 10135659.8760
GRID E: 2997140.7410
ELEV: 926.56'

[A]
REMAINDER OF LOT 77
THOMAS RANCH, SECTION 3
DOC. NO. 202408589
O.P.R.B.C.T.



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

LEGEND	
	= SURVEY CONTROL
	= 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	

THOMAS RANCH NORTHWEST
PHASE 2
BURNET COUNTY, TEXAS

Kimley»Horn

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

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	DJK	SMD	4/29/2026	069406202	3 OF 5

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XX-XX-XXXXXX



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°04'23"	415.00'	145.39'	N29°25'55"W	144.65'
C2	54°55'02"	65.00'	62.30'	S37°09'41"E	59.94'
C3	24°50'37"	635.86'	275.71'	S52°10'40"E	273.56'
C4	59°03'35"	365.89'	377.16'	S69°17'50"E	360.68'
C5	70°40'31"	175.00'	215.87'	N43°46'53"E	202.44'
C6	70°40'31"	225.00'	277.54'	S43°46'53"W	260.28'
C7	24°23'16"	425.00'	180.90'	S40°19'43"W	179.54'
C8	80°28'54"	11.00'	15.45'	S38°52'41"W	14.21'
C9	55°31'46"	200.00'	193.83'	S26°24'07"W	186.34'
C10	3°23'10"	475.00'	28.07'	S52°28'24"W	28.07'
C11	6°55'20"	525.00'	63.43'	S54°14'30"W	63.39'
C12	97°09'20"	25.00'	42.39'	N09°07'30"E	37.49'
C13	25°13'19"	275.00'	121.06'	N52°03'50"W	120.08'
C14	27°05'47"	225.00'	106.41'	N51°07'39"W	105.42'
C15	16°17'52"	150.00'	42.67'	N45°43'42"W	42.52'
C16	83°38'07"	25.00'	36.49'	N84°18'18"E	33.34'
C17	49°58'47"	200.00'	174.46'	N67°28'38"E	168.98'
C18	11°50'16"	475.00'	98.14'	N86°32'54"E	97.96'
C19	90°32'48"	25.00'	39.51'	N35°34'12"E	35.52'
C20	90°00'00"	25.00'	39.27'	N54°42'11"W	35.36'
C21	21°24'42"	375.00'	140.14'	N88°59'49"W	139.33'
C22	48°11'23"	25.00'	21.03'	S77°36'50"W	20.41'
C23	178°51'01"	50.00'	156.08'	N37°03'21"W	99.99'
C24	60°04'19"	25.00'	26.21'	N22°20'01"E	25.03'
C25	4°26'49"	149.00'	11.56'	N09°55'33"W	11.56'
C26	28°23'07"	525.00'	260.09'	N02°32'57"E	257.44'
C27	90°00'00"	25.00'	39.27'	N28°15'29"W	35.36'
C28	38°54'56"	150.00'	101.88'	S87°17'03"W	99.93'
C29	55°27'39"	25.00'	24.20'	S40°05'46"W	23.27'
C30	4°24'42"	1025.00'	78.92'	S14°34'18"W	78.90'
C31	11°21'26"	425.00'	84.24'	S22°27'22"W	84.11'
C32	35°44'42"	375.00'	233.95'	N34°39'00"E	230.17'
C33	4°24'42"	975.00'	75.07'	N14°34'18"E	75.05'
C34	60°02'07"	15.00'	15.72'	N17°39'07"W	15.01'
C35	175°31'52"	50.00'	153.18'	N40°05'46"E	99.92'
C36	60°02'07"	15.00'	15.72'	S82°09'22"E	15.01'
C37	38°54'56"	200.00'	135.84'	N87°17'03"E	133.24'
C38	47°21'03"	15.00'	12.40'	N83°04'00"E	12.05'
C39	184°42'05"	50.00'	161.18'	S28°15'29"E	99.92'
C40	47°21'03"	15.00'	12.40'	S40°25'02"W	12.05'
C41	28°22'19"	475.00'	235.21'	S02°33'21"W	232.82'
C42	12°57'44"	199.00'	45.02'	S05°40'06"E	44.92'
C43	79°06'14"	25.00'	34.52'	S38°44'21"E	31.84'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C44	21°24'42"	325.00'	121.45'	S88°59'49"E	120.75'
C45	90°00'01"	12.00'	18.85'	S35°17'50"W	16.97'
C46	54°55'02"	175.00'	167.73'	S37°09'41"E	161.39'
C47	24°52'52"	525.00'	227.99'	S52°10'46"E	226.20'
C48	59°21'30"	475.89'	493.02'	S69°26'47"E	471.27'
C49	84°36'50"	25.06'	37.00'	S17°48'40"E	33.73'
C50	26°14'08"	155.00'	70.97'	S37°39'45"W	70.36'
C51	89°46'00"	25.00'	39.17'	N84°20'10"W	35.28'
C52	25°13'18"	325.00'	143.06'	N52°03'49"W	141.91'
C53	27°05'47"	175.00'	82.76'	N51°07'39"W	81.99'
C54	16°17'52"	200.00'	56.89'	N45°43'42"W	56.70'
C55	101°30'40"	25.00'	44.29'	N03°07'20"W	38.72'
C56	44°50'02"	150.00'	117.37'	N70°03'01"E	114.40'
C57	11°54'43"	525.00'	109.15'	N86°30'40"E	108.95'
C58	88°43'23"	25.00'	38.71'	S55°05'00"W	34.96'
C59	53°53'54"	225.00'	211.66'	S37°40'15"E	203.94'
C60	24°52'53"	475.00'	206.27'	S52°10'46"E	204.66'
C61	20°27'53"	525.89'	187.84'	S49°59'52"E	186.84'
C62	84°47'03"	25.00'	36.99'	N66°56'13"E	33.71'
C63	26°18'48"	525.00'	241.11'	S83°49'40"E	238.99'
C64	108°28'55"	25.00'	47.33'	S42°44'36"E	40.57'
C65	42°39'39"	150.00'	111.69'	S32°50'00"W	109.12'
C66	3°23'10"	525.00'	31.03'	S52°28'24"W	31.02'
C67	4°28'12"	475.00'	37.06'	S53°00'55"W	37.05'
C68	85°17'48"	25.00'	37.22'	N82°06'05"W	33.87'
C69	90°14'00"	25.00'	39.37'	N53°39'50"E	35.43'
C70	26°14'08"	205.00'	93.87'	N37°39'45"E	93.05'
C71	14°47'23"	200.00'	51.63'	S06°01'55"W	51.48'
C72	14°19'26"	200.00'	50.00'	S20°35'20"W	49.87'
C73	14°19'26"	200.00'	50.00'	S34°54'46"W	49.87'
C74	12°05'30"	200.00'	42.21'	S48°07'14"W	42.13'
C75	0°14'34"	525.00'	2.22'	S50°54'06"W	2.22'
C76	5°27'58"	525.00'	50.09'	S53°45'22"W	50.07'
C77	1°12'48"	525.00'	11.12'	S57°05'45"W	11.12'
C78	0°12'30"	275.00'	1.00'	N39°33'25"W	1.00'
C79	15°12'42"	275.00'	73.01'	N47°18'02"W	72.80'
C80	9°48'07"	275.00'	47.05'	N59°46'26"W	46.99'
C81	6°40'39"	225.00'	26.22'	N61°20'13"W	26.21'
C82	12°51'13"	225.00'	50.48'	N51°34'17"W	50.37'
C83	7°33'54"	225.00'	29.71'	N41°21'43"W	29.69'
C84	79°20'46"	25.00'	34.62'	N86°26'59"E	31.92'
C85	4°17'22"	25.00'	1.87'	N44°37'55"E	1.87'
C86	13°49'23"	200.00'	48.25'	N49°23'56"E	48.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C87	14°21'41"	200.00'	50.13'	N63°29'29"E	50.00'
C88	14°21'41"	200.00'	50.13'	N77°51'10"E	50.00'
C89	7°26'01"	200.00'	25.95'	N88°45'02"E	25.93'
C90	6°26'09"	475.00'	53.35'	N89°10'48"E	53.33'
C91	5°24'07"	475.00'	44.78'	N83°19'50"E	44.77'
C92	0°49'52"	375.00'	5.44'	S80°42'45"W	5.44'
C93	7°38'42"	375.00'	50.04'	S84°57'02"W	50.00'
C94	7°38'42"	375.00'	50.04'	N87°24'15"W	50.00'
C95	5°17'26"	375.00'	34.63'	N80°56'11"W	34.61'
C96	64°15'24"	50.00'	56.07'	S85°38'51"W	53.18'
C97	61°11'04"	50.00'	53.39'	N31°37'56"W	50.89'
C98	53°24'34"	50.00'	46.61'	N25°39'53"E	44.94'
C99	43°46'29"	25.00'	19.10'	N30°28'56"E	18.64'
C100	16°17'50"	25.00'	7.11'	N00°26'46"E	7.09'
C101	3°08'50"	525.00'	28.84'	N10°04'11"W	28.83'
C102	5°27'32"	525.00'	50.02'	N05°46'00"W	50.00'
C103	5°27'32"	525.00'	50.02'	N00°18'29"W	50.00'
C104	5°27'32"	525.00'	50.02'	N05°09'03"E	50.00'
C105	5°27'32"	525.00'	50.02'	N10°36'35"E	50.00'
C106	3°24'10"	525.00'	31.18'	N15°02'26"E	31.18'
C107	23°34'41"	25.00'	10.29'	N04°57'10"E	10.22'
C108	66°25'19"	25.00'	28.98'	N40°02'50"W	27.39'
C109	1°50'06"	375.00'	12.01'	N51°36'17"E	12.01'
C110	10°25'55"	375.00'	68.28'	N45°28'17"E	68.18'
C111	10°25'55"	375.00'	68.28'	N35°02'22"E	68.18'
C112	11°07'46"	375.00'	72.84'	N24°15'32"E	72.73'
C113	1°55'01"	375.00'	12.55'	N17°44'09"E	12.55'
C114	0°42'14"	975.00'	11.98'	N16°25'31"E	11.98'
C115	3°18'29"	975.00'	56.29'	N14°25'10"E	56.28'
C116	0°23'59"	975.00'	6.80'	N12°33'56"E	6.80'
C117	47°30'50"	15.00'	12.44'	N11°23'28"W	12.09'
C118	12°31'17"	15.00'	3.28'	N41°24'32"W	3.27'
C119	65°29'12"	50.00'	57.15'	N14°55'34"W	54.09'
C120	59°14'04"	50.00'	51.69'	N47°26'04"E	49.42'
C121	50°48'36"	50.00'	44.34'	S77°32'36"E	42.90'
C122	46°40'08"	15.00'	12.22'	S75°28'22"E	11.88'
C123	13°21'58"	15.00'	3.50'	N74°30'34"E	3.49'
C124	7°02'47"	200.00'	24.60'	N71°20'59"E	24.58'
C125	14°11'43"	200.00'	49.55'	N81°58'14"E	49.42'
C126	14°15'52"	200.00'	49.79'	S83°47'59"E	49.66'
C127	3°24'34"	200.00'	11.90'	S74°57'46"E	11.90'
C128	37°02'03"	50.00'	32.32'	N77°54'30"E	31.76'
C129	44°49'01"	50.00'	39.11'	S61°09'58"E	38.12'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C130	40°44'25"	50.00'	35.55'	S18°23'16"E	34.81'
C131	62°06'37"	50.00'	54.20'	S33°02'15"W	51.59'
C132	5°56'49"	15.00'	1.56'	S61°07'09"W	1.56'
C133	41°24'14"	15.00'	10.84'	S37°26'38"W	10.61'
C134	0°00'38"	475.00'	0.09'	N16°44'12"E	0.09'
C135	7°52'07"	474.36'	65.15'	S12°48'08"W	65.09'
C136	7°51'18"	475.00'	65.12'	S04°56'45"W	65.07'
C137	7°51'18"	475.00'	65.12'	S02°54'33"E	65.07'
C138	4°47'37"	475.00'	39.74'	S09°14'00"E	39.73'
C139	10°02'44"	325.00'	56.98'	S83°18'50"E	56.91'
C140	11°21'58"	325.00'	64.47'	N85°58'49"E	64.37'
C141	37°55'46"	175.00'	115.85'	S28°40'03"E	113.74'
C142	16°59'16"	175.00'	51.89'	S56°07'34"E	51.70'
C143	1°23'24"	525.00'	12.74'	S63°55'30"E	12.74'
C144	5°12'26"	525.00'	47.71'	S60°37'35"E	47.70'
C145	5°38'06"	525.00'	51.63'	S55°12'19"E	51.61'
C146	5°41'15"	525.00'	52.12'	S49°32'39"E	52.09'
C147	6°07'42"	525.00'	56.15'	S43°38'10"E	56.13'
C148	0°49'59"	525.00'	7.63'	S40°09'19"E	7.63'
C149	5°42'48"	475.89'	47.45'	S42°37'26"E	47.43'
C150	7°49'47"	475.89'	65.03'	S49°23'44"E	64.98'
C151	7°49'47"	475.89'	65.03'	S57°13'30"E	64.98'
C152	7°49'47"	475.89'	65.03'	S65°03'17"E	64.98'
C153	7°49'47"	475.89'	65.03'	S72°53'04"E	64.98'
C154	7°49'47"	475.89'	65.03'	S80°42'50"E	64.98'
C155	7°49'47"	475.89'	65.03'	S88°32'37"E	64.98'
C156	6°40'02"	475.89'	55.38'	N84°12'29"E	55.35'
C157	8°42'25"	325.00'	49.39'	S43°48'23"E	49.34'
C158	8°49'25"	325.00'	50.05'	S52°34'18"E	50.00'
C159	7°41'28"	325.00'	43.63'	S60°49'44"E	43.59'
C160	12°17'36"	175.00'	37.55'	S58°31'44"E	37.48'
C161	14°48'11"	175.00'	45.21'	S44°58'51"E	45.09'
C162	28°17'25"	150.00'	74.06'	N61°46'43"E	73.31'
C163	16°32'37"	150.00'	43.31'	N84°11'44"E	43.16'
C164	2°38'14"	525.00'	24.17'	S88°51'05"E	24.16'
C165	5°28'59"	525.00'	50.24'	N87°05'18"E	50.22'
C166	3°47'30"	525.00'	34.74'	N82°27'04"E	34.74'
C167	17°20'31"	225.00'	68.10'	S19°23'34"E	67.84'
C168	5°05'59"	225.00'	20.03'	S30°36'49"E	20.02'
C169	12°45'31"	225.00'	50.10'	S39°32'34"E	50.00'
C170	12°45'31"	225.00'	50.10'	S52°18'06"E	50.00'
C171	5°56'21"	225.00'	23.32'	S61°39'02"E	23.31'
C172	1°22'57"	475.00'	11.46'	S63°55'44"E	11.46'

