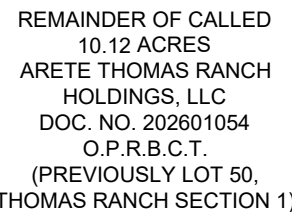


A number line is shown with tick marks at 100, 0, 50, 100, and 200. The line is divided into segments by these tick marks. The segments are shaded in a repeating pattern of black and white. The segments are: 100 to 0 (white), 0 to 50 (black), 50 to 100 (white), 100 to 200 (black).



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

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

OWNER: ARETE THOMAS RANCH HOLDINGS, LLC.
ACREAGE: 17.0537 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: 45
LAND USE: SINGLE-FAMILY
NUMBER OF UNITS: 39
DATE: 5/20/2026

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.

LOT COUNT	RESIDENTIAL LOT SIZE (SF)	IMPERVIOUS COVER LIMIT (SF)
39	7,150 - 10,750	4,860.00

Kimley»Horn

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

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

TBPELS FIRM # 10194624

<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	5/20/2026	069406217	1 OF 3



SCALE: 1" = 4000'



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

⊕	= 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	

STREET NAME	ROW WIDTH	NEW STREET C LENGTH
STILLWATER STREET	50'	145.00'
PORCHLIGHT LANE	50'	1647.85'
TOTAL	----	1792.85'

BTM 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'

BTM 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.

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LINE TABLE		
NO.	BEARING	LENGTH
L1	S81°47'38"E	45.28'
L2	N80°17'49"E	4.66'
L3	S39°44'20"E	55.40'
L4	S64°03'21"E	73.16'
L5	S74°33'15"E	111.21'
L6	N74°33'15"W	111.17'
L7	N64°03'21"W	73.16'
L8	N39°44'20"W	56.44'
L9	S22°34'04"E	43.45'
L10	S81°49'55"E	20.31'
L11	N08°59'06"W	60.00'
L12	S62°08'42"E	59.75'
L13	S62°08'42"E	35.81'
L14	S39°45'15"E	27.78'
L15	S79°07'08"W	60.00'
L16	S79°52'29"W	71.83'
L17	N85°04'17"E	42.12'

RECORD LINE TABLE		
NO.	BEARING	LENGTH
(L33)	S81°47'38"E	50.80'

LINE TABLE		
NO.	BEARING	LENGTH
L18	S72°55'54"E	78.33'
L19	S65°31'51"E	60.02'
L20	S64°38'54"E	56.08'
L21	N85°45'39"E	25.34'
L22	S81°47'38"E	45.33'
L23	S17°40'11"W	44.42'
L24	S25°53'36"E	30.74'
L25	S53°45'30"E	46.40'
L26	S80°17'49"W	16.17'
L27	S45°24'20"E	36.58'
L28	N71°43'10"E	38.94'
L29	S28°27'52"W	27.22'
L30	S19°49'12"W	91.27'
L31	N33°00'14"E	52.32'
L32	S81°47'38"E	5.52'
L33	S81°47'38"E	50.80'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°58'10"	312.00'	141.41'	S68°05'43"E	140.21'
C2	70°40'31"	175.00'	215.87'	S43°46'53"W	202.44'
C3	59°03'35"	365.89'	377.16'	N69°17'50"W	360.68'
C4	24°50'37"	635.86'	275.71'	N52°10'40"W	273.56'
C5	54°55'02"	65.00'	62.30'	N37°09'41"W	59.94'
C6	90°00'00"	25.00'	39.27'	N35°17'49"E	35.36'
C7	259°13'22"	50.00'	226.21'	S60°05'30"E	77.04'
C8	79°13'22"	11.50'	15.90'	S29°54'30"W	14.66'
C9	52°26'31"	175.00'	160.17'	S35°55'26"E	154.64'
C10	25°01'21"	655.15'	286.12'	S49°59'08"E	283.85'
C11	58°17'29"	195.96'	199.36'	S68°55'22"E	190.87'
C12	36°49'31"	200.00'	128.54'	S82°28'06"E	126.34'
C13	10°29'55"	275.00'	50.39'	S69°18'18"E	50.32'
C14	10°29'55"	325.00'	59.55'	N69°18'18"W	59.47'
C15	36°49'31"	150.00'	96.41'	N82°28'06"W	94.76'
C16	58°35'37"	245.96'	251.53'	N69°04'26"W	240.71'
C17	25°07'42"	605.15'	265.40'	N49°56'49"W	263.28'
C18	52°26'31"	225.00'	205.94'	N35°55'26"W	198.83'
C19	90°00'00"	25.00'	39.27'	N54°42'11"W	35.36'
C20	24°48'47"	775.15'	335.69'	S50°03'53"E	333.07'
C21	29°49'42"	50.00'	26.03'	N05°12'40"E	25.74'
C22	47°18'25"	50.00'	41.28'	N43°46'44"E	40.12'
C23	182°05'15"	50.00'	158.90'	S21°31'26"E	99.98'
C24	58°23'16"	11.50'	11.72'	S40°19'33"W	11.22'
C25	20°50'06"	11.50'	4.18'	S00°42'52"W	4.16'
C26	38°59'02"	175.00'	119.07'	S29°11'42"E	116.79'
C27	13°27'29"	175.00'	41.11'	S55°24'57"E	41.01'

RECORD CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
(C1)	25°58'10"	312.00'	141.41'	S68°05'43"E	140.21'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C28	2°01'47"	655.15'	23.21'	S61°28'55"E	23.21'
C29	5°05'34"	655.15'	58.23'	S57°55'14"E	58.21'
C30	5°05'34"	655.15'	58.23'	S52°49'40"E	58.21'
C31	5°05'34"	655.15'	58.23'	S47°44'06"E	58.21'
C32	5°05'34"	655.15'	58.23'	S42°38'32"E	58.21'
C33	2°37'17"	655.15'	29.97'	S38°47'06"E	29.97'
C34	3°48'12"	200.00'	13.28'	N81°01'14"E	13.27'
C35	4°17'53"	200.00'	15.00'	N85°04'17"E	15.00'
C36	15°28'46"	200.00'	54.03'	S85°02'23"E	53.87'
C37	13°14'40"	200.00'	46.23'	S70°40'40"E	46.13'
C38	15°12'55"	175.00'	46.47'	N16°03'05"E	46.34'
C39	3°57'09"	325.00'	22.42'	N72°34'41"W	22.42'
C40	6°32'46"	325.00'	37.13'	N67°19'43"W	37.11'
C41	11°17'11"	150.00'	29.55'	N69°41'56"W	29.50'
C42	25°32'21"	150.00'	66.86'	N88°06'41"W	66.31'
C43	8°14'55"	245.96'	35.41'	S85°45'13"W	35.38'
C44	12°57'13"	245.96'	55.61'	N83°38'43"W	55.49'
C45	23°24'16"	245.96'	100.47'	N65°27'59"W	99.77'
C46	12°57'14"	245.96'	55.61'	N47°17'14"W	55.49'
C47	1°01'59"	245.96'	4.44'	N40°17'37"W	4.44'
C48	6°27'00"	605.15'	68.12'	N40°36'28"W	68.09'
C49	6°34'20"	605.15'	69.42'	N47°07'08"W	69.38'
C50	6°34'16"	605.15'	69.40'	N53°41'27"W	69.37'
C51	5°32'05"	605.15'	58.46'	N59°44'37"W	58.44'
C52	11°53'24"	225.00'	46.69'	N56°11'59"W	46.61'
C53	14°04'01"	225.00'	55.24'	N43°13'17"W	55.10'
C54	21°02'20"	225.00'	82.62'	N25°40'06"W	82.16'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C55	5°26'46"	225.00'	21.39'	N12°25'34"W	21.38'
C56	2°00'15"	775.15'	27.12'	S61°28'09"E	27.11'
C57	3°21'11"	775.15'	45.36'	S58°47'25"E	45.36'
C58	1°44'23"	775.15'	23.54'	S56°14'38"E	23.53'
C59	5°05'34"	775.15'	68.90'	S52°49'40"E	68.88'
C60	3°31'42"	775.15'	47.73'	S48°31'02"E	47.73'
C61	1°33'52"	775.15'	21.17'	S45°58'15"E	21.17'
C62	5°05'34"	775.15'	68.90'	S42°38'32"E	68.88'
C63	2°26'15"	775.15'	32.98'	S38°52'37"E	32.97'
C64	55°27'36"	175.00'	169.39'	S51°23'20"W	162.86'
C65	8°42'12"	365.89'	55.58'	S85°31'29"W	55.53'
C66	12°57'23"	365.89'	82.74'	N83°38'44"W	82.56'
C67	23°24'35"	365.89'	149.49'	N65°27'45"W	148.46'
C68	12°57'15"	365.89'	82.73'	N47°16'49"W	82.55'
C69	1°02'10"	365.89'	6.62'	N40°17'07"W	6.62'
C70	5°15'29"	635.86'	58.35'	N42°23'06"W	58.33'
C71	5°14'36"	635.86'	58.19'	N47°38'08"W	58.17'
C72	5°14'36"	635.86'	58.19'	N52°52'45"W	58.17'
C73	5°14'36"	635.86'	58.19'	N58°07'21"W	58.17'
C74	3°51'19"	635.86'	42.79'	N62°40'19"W	42.78'
C75	29°25'09"	65.00'	33.37'	N49°54'38"W	33.01'
C76	25°29'53"	65.00'	28.93'	N22°27'07"W	28.69'
C77	26°06'33"	337.00'	153.57'	S68°03'09"E	152.24'
C78	7°37'16"	175.00'	23.28'	N44°52'35"W	23.26'
C79	6°06'58"	195.96'	20.92'	S42°50'07"E	20.91'
C80	7°09'38"	195.96'	24.49'	S85°30'42"W	24.47'
C81	45°00'53"	195.96'	153.95'	S68°24'02"E	150.02'

LINE AND CURVE TABLES

Kimley»Horn

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

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

TBPELS FIRM # 10194624

SCALE
N/A

DRAWN BY
DJK

CHECKED BY
SMD

DATE
5/20/2026

PROJECT NO.
069406217

SHEET NO.
2 OF 3

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XX-XX-XXXXX

DWG NAME: K:AUS_SURVEY\AUSTIN SURVEY PROJECT\STHOMAS RANCH_SECTION 1 (HILLTOP)\DWG\PLATS\SEC 1 RESUB LOT 49-NW PH\IV-PLAT-069406217 - TR SEC 1 RESUB LOT 49- REV 1.DWG PLOTTED BY:KEAHEY, DILLON 5/20/2026 1:33 PM LAST SAVED 5/20/2026 1:31 PM

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 17.0537 ACRES OF LAND OUT OF THE MARIA CATALINA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, AND THE W.M. BARTON SURVEY NO. 15, ABSTRACT NO. 1809, BURNET COUNTY, TEXAS, BEING A PORTION OF LOTS 49 AND 50 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.), AND BEING A PORTION OF LOT 77 OF THOMAS RANCH SECTION 3, A SUBDIVISION RECORDED IN DOCUMENT NO. 202408589 (O.P.R.B.C.T.), CONVEYED TO LORALOMA BORROWER 1, LLC, IN DOCUMENT NO. 2024074347 (O.P.R.T.C.T.); DO HEREBY SUBDIVIDE 17.0537 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 3

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: May 20, 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. BURNET COUNTY, BURNET COUNTY IMPROVEMENT DISTRICT NO. 1 AND TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1 DO NOT GUARANTEE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
- 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 FORTY 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 DOES NOT GUARANTEE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
- 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 1.000117175683.
- 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 FROM STATIC DATA COLLECTED BY 4WARD LAND SURVEYING 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 3
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

5/20/2026

PROJECT NO.

069406217

SHEET NO.

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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 49-NW PH3\V-PLAT-069406217 - TR SEC 1 RESUB LOT 49- REV 1.DWG PLOTTED BY:KEAHEY DILLON 5/20/2026 1:33 PM LAST SAVED 5/20/2026 1:31 PM