

With the preliminary plat approval granted, the developer can now seek final plat approval from the county. If that is secured, buildout can begin.

The lots approved on Tuesday are along CR 404 and Paleface Ranch Road in southeast Burnet County within the unincorporated area of Spicewood.

Thomas Ranch has been in the works for years, having first appeared on the public radar in [February 2023](https://www.dailytrib.com/2023/02/22/new-spicewood-subdivision-plans-3500-homes/) (<https://www.dailytrib.com/2023/02/22/new-spicewood-subdivision-plans-3500-homes/>) when the Commissioners Court approved a preliminary plat for 54 lots on 27 acres near the 11710 block of CR 404.

The development will span about 2,200 acres total, stretching from Texas 71 to the banks of the Pedernales River and CR 404. About 80 percent of the property is in Travis County; the remaining 20 percent is in Burnet County. Of the 3,500 proposed homes, about 700 will be on the Burnet County side.

According to the Commissioners Court, the subdivision meets all standards and requirements in the county's subdivision regulations and significant upgrades will be made to local roads to accommodate the growth.



The Burnet County Commissioners Court gave preliminary plat approval for hundreds of lots in the Thomas Ranch subdivision, a master-planned community in Spicewood. Staff photo by Dakota Morrissiey

The Thomas Ranch subdivision will have its own public water systems, drawing from Lake Travis, and access to 1,603 acre-feet of water a year through a Lower Colorado River Authority [firm water contract](https://www.lcra.org/water/permits-contracts/water-supply-contracts/firm-water-use/) (<https://www.lcra.org/water/permits-contracts/water-supply-contracts/firm-water-use/>).

The [Areté Collective](https://arete-collective.com/) (<https://arete-collective.com/>) project is described as a [luxury, master-planned community](https://thomasranchtx.com/) (<https://thomasranchtx.com/>) with preservation in mind.



(<https://indd.adobe.com/view/4a48cb1b-e8e1-427f-85d4-990573eb4f4c>)



(<https://www.hsbresort.com/dining/waterfront-bar-grill/>)

THE DAILY
HIGHLAND LAKES NEWS & COMMUNITY
SIGN UP NOW!

(<https://www.dailytrib.com/signup/>)

Receive Breaking news and the best of DailyTrib.com Direct to your inbox

Choose List(s)

- 101HighlandLakes.com
- DailyTrib.com

First Name:

Last Name: