



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR PLANNING AND ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JULY 10, 2025 - 6:00 PM

AGENDA

1. **CALL TO ORDER** July 10, 2025, at 6:00 PM

2. **CALL OF ROLL**

3. **CITIZENS COMMUNICATIONS**
This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Planning and Zoning Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.

4. **ELECTION OF OFFICERS**
 - 4.1. Consider the appointment of a Chairperson to the Planning and Zoning Commission with a term ending June 30, 2026.
 - 4.2. Consider the appointment of a Vice-Chairperson to the Planning and Zoning Commission with a term ending June 30, 2026.

5. **MINUTES**
 - 5.1. Consider approval of the May 8, 2025 Regular Planning and Zoning Commission meeting minutes.
 - 5.2. Consider approval of the May 9, 2025 Special Planning and Zoning Commission meeting minutes.

6. **PUBLIC HEARING AND POSSIBLE ACTION**
 - 6.1. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-25-009, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 300 Rhodes Ln, Wimberley.

7. **BOARD MEMBER REPORTS**
 - 7.1. Future Agenda Items
 - 7.2. Announcements

8. ADJOURNMENT

EXECUTIVE SESSION NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofwimberley.com, in compliance with Chapter 551, Texas Government Code, on Thursday, July 3, 2025, by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Nathan Glaiser
Director of Planning & Public Works

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary Tammy Heller at (512) 648-2403 two business days in advance of the meeting for appropriate arrangements.





City of Wimberley

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REGULAR PLANNING AND ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, MAY 8, 2025 – 6:00PM

MINUTES

1. Call To Order

The regular meeting of the Planning and Zoning Commission for Thursday, May 8, 2025, was called to order at 6:00 PM.

2. Call Of Roll

The roll call was conducted. Members present were Matt Joyce, Chris Sharp, Ben O’Kane, Anne Hollows, Vance McCracken, Mike Rambo, and Jerry Lunow.

3. Citizens Communications

The Chair read the standard statement regarding citizen communications, outlining the opportunity for citizens to comment on agenda and non-agenda items, the sign-in requirement, the three-minute time limit, and the guidelines for speaker conduct.

4. Minutes

4.1 Consider Approval of the April 10, 2025 Regular Planning And Zoning Commission Meeting Minutes

The commission reviewed the minutes from the previous month's meeting. No amendments were proposed.

Commissioner O’Kane made a motion to approve the minutes from April 10, 2025. Commissioner Lunow seconded the motion. The motion passed unanimously.

5. Public Hearing And Possible Action

5.1 Hold A Public Hearing And Consider Making A Recommendation To City Council Regarding Case CUP-25-007, An Application For A Conditional Use Permit To Allow For The Operation Of A Vacation Rental (STR2) At 110 Dobie Drive, Wimberley

Nathan Glaiser provided an overview of the application, stating that it was for a vacant 0.29-acre lot at 110 Dobie Drive. The applicant planned to build a single-family home and operate it as a short-term rental. The proposed home would have three bedrooms with a maximum occupancy of eight guests and two parking spaces in the driveway.

Commissioner O’Kane expressed concern about only two parking spots for eight people.

The public hearing was opened at 6:04 p.m.

James Salter, the applicant, spoke about owning multiple properties in the area, including two existing short-term rentals. He explained that the lots were continuous and part of a larger project to develop the block. Salter clarified that the shaded area on the site plan was for a garden space.

Commissioners asked questions about water and septic permits, to which Salter responded that they had submitted for permits and received comments with no indication of problems.

Courtney Mecklenburg, a resident, inquired about how short-term rental guests would be directed to the correct river access points. Salter explained that they provide instructions, pictures, and printouts to guide guests to the appropriate locations.

The public hearing was closed at 6:10 p.m.

Commissioner Joyce recommended approval, noting that neighboring properties were already short-term rentals and that there were no protests from neighbors.

Commissioner Joyce moved to recommend the approval of CUP-25-007, an application for a conditional use permit to allow for the operation of a vacation rental STR2 at 110 Dobie Drive. Commissioner Sharp seconded the motion. The motion passed unanimously.

5.2 Hold A Public Hearing And Consider Making A Recommendation To City Council Regarding Case CUP-25-008, An Application For A Conditional Use Permit To Allow For The Operation Of A Vacation Rental (STR2) At 219 Lange Rd, Wimberley

The commission opened the public hearing for CUP-25-008 at 6:12 p.m., noting that it was adjacent to the previous application. James Salter confirmed that this property was slightly smaller than the one on Dobie Drive. He stated that they planned to build both properties simultaneously, pending city council approval and building permits.

No other members of the public spoke on this item. The public hearing was closed at 6:13 p.m.

Commissioner McCracken moved to recommend to the city council approval of CUP-25-008 in connection with 219 Lang Road in Wimberley. Commissioner Lunow seconded the motion. The motion passed unanimously.

5.3 Hold A Public Hearing And Consider Making A Recommendation To City Council Regarding An Ordinance Amending Chapter 9.03, Division 5, Section 9.03.181 Of The City Of Wimberley Code Of Ordinances Relating To Off-Street Parking And Loading Requirements

Mr. Glaiser presented the proposed ordinance amendment, explaining that it would exempt the city center overlay district from off-street parking requirements. He outlined the current requirements and the challenges faced by businesses in complying with them, particularly in the downtown area. Nathan expressed concern that the current requirements might be detrimental to downtown development and small businesses.

The public hearing was opened at 6:23 p.m.

Chris Otto, a property owner in the downtown area, spoke against the proposed amendment. He emphasized the existing parking problems and expressed concern about pushing parking into residential neighborhoods. Otto suggested slowing down the process and involving downtown stakeholders in finding solutions.

Steve Klepfer, a business owner, also spoke in opposition to the amendment. He recounted the history of downtown development and parking discussions in Wimberley. Klepfer argued that the current ordinance protects the character of the downtown area and suggested alternative solutions, such as shuttle systems and parking garages.

The public hearing was closed at 6:46 p.m.

Commissioners engaged in extensive discussion about the implications of the proposed amendment, including concerns about the impact on small businesses, the effectiveness of the current fee-in-lieu system, and the need for a comprehensive parking plan.

Commissioner Hollows moved that the Planning and Zoning Commission recommended to city council that they deny item 5.3, with the recommendation that the city form a committee to assess solutions already considered by existing and past city committees toward a more comprehensive parking plan that brings flexible parking solutions and the revenue to fund them to the downtown area of the city of Wimberley. Commissioner Sharp seconded the motion. The motion passed unanimously.

6. Board Member Reports

6.1 Announcements

Commissioner McCracken thanked the city and staff for the volunteer appreciation event held at the community center.

6.2 Future Agenda Items

Nathan mentioned that there would be a special meeting tomorrow at 1:00 p.m.

7. Adjournment

The regular Planning and Zoning Commission meeting of Thursday, May 8, 2025, was adjourned at 7:05 p.m.

RECORDED BY:

APPROVED BY:

Planning & Zoning Commission Staff Liaison

Planning & Zoning Commission Chairperson





City of Wimberley

221 Stillwater, Wimberley, Texas 78676

SPECIAL PLANNING AND ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
FRIDAY, MAY 9, 2025 – 1:00PM

MINUTES

1. Call To Order

The Planning and Zoning Commission Special Meeting was called to order on May 9, 2025, at 1:00 PM.

2. Call Of Roll

The roll call was conducted. Members present were Matt Joyce, Ben O'Kane, Anne Hollows, Vance McCracken, Mike Rambo, and Jerry Lunow.

3. Citizens Communications

The Chair read the standard statement regarding citizen communications, outlining the opportunity for citizens to comment on agenda and non-agenda items, the sign-in requirement, the three-minute time limit, and the guidelines for speaker conduct.

4. Discussion And Possible Action

4.1 Discuss and Consider Possible Action On An Application For A Certificate Of Appropriateness For New Construction at A Property Located At 151 Oldham Street, Wimberley

Nathan Glaiser, Assistant City Manager/Director of Development Services, presented the application for a certificate of appropriateness for new construction at 151 Oldham Street in Wimberley. He explained that the property is in the historic district, which requires a certificate of appropriateness for any new construction. The proposed building is a one-story building, approximately 756 square feet, set back from Oldham Street. Mr. Glaiser showed the site plan and elevations, noting that the building will have board and batten siding made from fiber cement. He mentioned that the building is intended for office and retail use.

Mr. Glaiser stated that city staff recommends approval of the certificate of appropriateness. He explained that board and batten siding for exterior use is acceptable in the design guidelines, as is cement fiberboard siding as a substitute for wood. The size of the building, at 750 square feet, was deemed appropriate in relation to other buildings on the property and reasonable for the historic district.

Chair Ulfelder opened the Public Hearing at 1:04 p.m. The applicant, Douglas Oldham, was invited to speak about the project. Mr. Oldham explained that the property has been in his family since the mid-1980s, initially used for an electrical business and later as a bed and breakfast. He emphasized that

the design was carefully considered to be size-appropriate and to match the appearance of an existing building on the property. Mr. Oldham also mentioned that they had acquired adjacent property, adding 40 parking spaces to the site. He noted that the new building will include two handicapped-accessible bathrooms.

In response to questions from the commission, Mr. Oldham confirmed that:

- The existing deck at the back of the house will remain, and the new building will extend from the parking area to the edge of that deck.
- All 29 trees on the combined property (24 oaks, 4 cedars, and 1 other tree) will be preserved and have been carefully trimmed for long-term health.
- The property is connected to the city sewer system, with provisions already in place for the new building.
- There is ample parking for the square footage, meeting or exceeding requirements even at the highest density.
- The building will be used for office and/or retail, with interest from two potential tenants, though a final decision has not been made.

After the public discussion was closed at 1:08 p.m, the commission briefly discussed the application. One member said that this was a positive development for the area.

Commissioner McCracken moved to grant the certificate of appropriateness. The motion was seconded by Commissioner Lunow. The motion passed unanimously.

5. Adjournment

The meeting was adjourned at 1:09 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison

APPROVED BY:

Planning & Zoning Commission Chairperson





AGENDA ITEM:	CUP-25-009
SUBMITTED BY:	Nathan Glaiser, ACA / Development Director
DATE SUBMITTED:	5/26/2025
MEETING DATE:	PZC: 7/10/2025 Council: 7/17/2025

REPORT

ITEM

The applicant, Elise Eaton, is requesting a Conditional Use Permit to operate a Short-Term Rental 2 (non-owner-occupied vacation rental) at 300 Rhodes Ln, Wimberley. There is one dwelling unit, a manufactured home, on the property that will be rented. They are requesting a maximum of 8 guests. There is parking available in the U-shaped driveway.

PROPERTY INFORMATION

Property Description

Applicant(s):	Elise Eaton
Property Address:	300 Rhodes Ln
Property Owner:	Elise Eaton
Legal Description:	1 acre out of the AMASA TURNER SURVEY, A0461
Property Size:	1 acre
Existing Use of Property:	Residential
Existing Zoning:	C-1
Shared Infrastructure	None
Request:	STR2
Planning Area:	III
Overlay District:	None

Surrounding Property:

Frontage: Rhodes

Surrounding Zoning & Land Use	North of Property	Current Zoning: R3	Existing Land Use: Residential
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South of Property	C1	Vacant
East of Property	R3	Residential
West of Property	ETJ	Residential

COMMENTS

Staff has not received any comments as of 7/3/2025.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 6/26/2025
Published Legal Notice (Wimberley View): 6/26/2025

RECOMMENDATION

Staff defers to Planning and Zoning Commission for their recommendation.

CRITERIA FOR CONSIDERATION

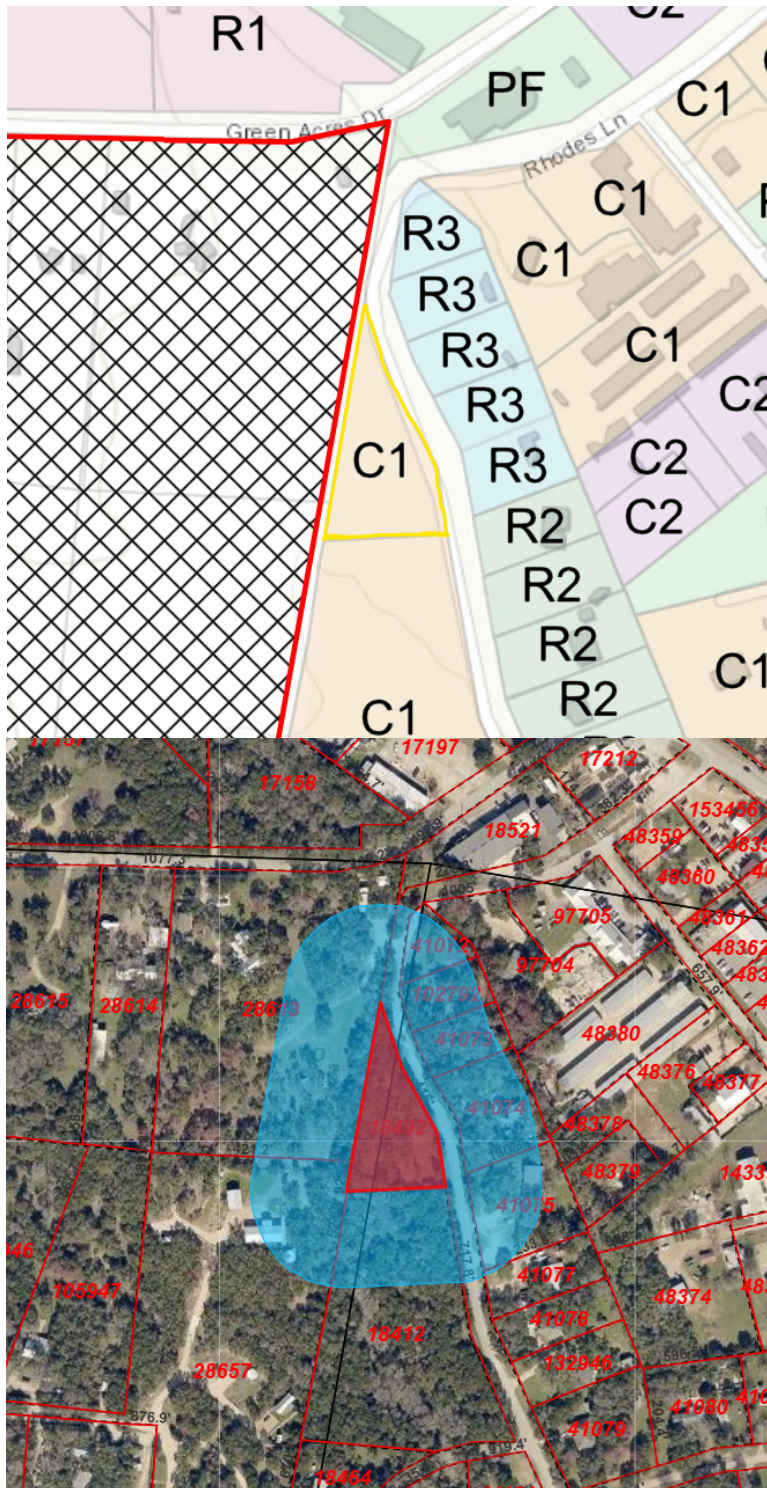
- (A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;
- (B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those of adjacent uses. In the case of chain establishments, they shall not include or simulate the signature designs of those establishments beyond the absolute minimum necessary to identify the establishment;
- (C) The use requested by the applicant is set forth as a conditional use in the base district;
- (D) The nature of the use is reasonable;
- (E) The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- (F) The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- (G) Any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

Possible Motions can include:

- Motion to approve CUP
- Motion to approve CUP with the following conditions (list all conditions)
- Motion to deny CUP

ATTACHMENT/S

- Application





Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$750): _____

Applicant: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: [REDACTED] _____

OWNER'S INFORMATION

Property Owner: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: [REDACTED] _____

PROJECT SITE ADDRESS: _____

Legal description: _____

Total Acreage or Square Footage: _____ Deed recorded in: _____

Hays CAD Parcel ID R- _____ Planning Area: _____ Zoning: _____

Is property located in an overlay district? Yes No If Yes, type: _____

SPECIFIC CONDITIONAL USE REQUEST: _____

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

UTILITIES

Electric Provider: _____

Water provider or Private Well: _____

Wastewater Service or Septic Permit No. _____

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- Complete "Conditional Use Permit Application"
- Metes and bounds description and/or survey exhibit
- Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences
- Copy of the Original Deed(s)
- Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- Agent authorization to represent property owner if applicable

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses and does not adversely affect an adjoining site than would a permitted use.
- The use requested by the applicant is set forth as a conditional use in the base district.
- The nature of the use is reasonable.
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base districts are being upheld.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application. I authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: Elin V. East Date: _____

ADDITIONAL QUESTIONS AND LIST OF CONDITIONS THAT MAY BE INCLUDED IN A BED AND BREAKFAST/VACATION RENTAL CUP

OWNER: _____

LOCATION OF PROPERTY: _____

LEGAL DESCRIPTION: _____

PLANNING AREA: _____ PRESENT ZONING: _____

EXISTING USE: _____

HOMEOWNERS ASSOCIATION CONTACT INFO: _____

SHARED FACILITIES (RIVER PARK, POOL, ETC.): _____

PROPERTY IN FLOODPLAIN? YES NO

GATED COMMUNITY OR PRIVATE STREET? YES NO

USE TO BE GRANTED: _____ ***Bed & Breakfast*** OR _____ ***Vacation Rental***

NEW CONSTRUCTION: (Describe existing construction) If new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional “Hill Country” design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules, and regulations.

COMPATIBILITY TO NEARBY AREAS: The facilities on the property will always be harmonious and compatible with surrounding uses

OFF-STREET PARKING: All parking will be off-street. _____ Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of _____ guests. Parking will be in these spaces only.

SIGNAGE: All signage will be of traditional “Hill Country” design and will comply with the City Sign Ordinance.

NOISE AND LIGHTING: Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties are permitted.

NUMBER OF BEDROOMS: _____ **PROPOSED MAXIMUM OCCUPANCY:** _____ guests.

Forms & Applications October 2021 3

OCCUPANT REGULATIONS AND GUIDELINES: Guest Guidelines are attached hereto and made a part of this Conditional Use Permit. The bed and breakfast lodging facility shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests.

WASTEWATER SYSTEM: The wastewater treatment system (to be designed and constructed) will always be adequate for the maximum occupancy.

WATERFRONT USAGE: (Applicable if guests have water access) Guests may only use the _____ River/Creek in the area directly adjacent to the bed and breakfast lodging facility. Guests may not use the River/Creek in front of other properties or enter upon any property which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason.

PROPERTY MANAGEMENT: Owner will provide guests and close-by neighbors with owner’s telephone number to assure Owner’s immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner-occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive, and pass on to owner any complaints received and at owner’s direction act upon such complaints. (If owner occupied) The property shall be the owner’s principal place of residence and the owner shall actively always supervise and manage the property that it is used as a bed and breakfast facility.

MISCELLANEOUS: Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be always maintained in good condition.

REVOCAATION: The cup may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

OWNER COMPLIANCE: Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules, and regulations.

ACCEPTED AND AGREED TO:

Elin V. Eats
OWNER SIGNATURE

PRINT NAME

DATE

OWNER SIGNATURE

PRINT NAME

DATE



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

(512) 847-0025 Fax: (512) 847-0422

www.cityofwimberley.com

Owner Agent Designation

Date: 5-23-2025

PLEASE TYPE OR PRINT LIGIBLY

FORM MUST BE COMPLETED IN FULL

Project Information

Project Name: Wild Rhodes Vacation Rental	
Building or Facility Name:	
Address: 300 Rhodes Ln, Wimberley, TX	
City Assigned Project #	Type of action:

Owner Agent Information

Name: Liberty Walker	Company/Firm: Walker Select Home Group
Address: 175 Monroe Dr, Kyle, TX 78640	
Phone No.: 737-265-3399	Fax No.:
Email: liberty@walkerselect.com	

Building or Facility Owner Name (Person or Entity That Holds Title to Property)

Name: Elise Eaton	Company/Firm:
Address: 2340 W Settlers Way, The Woodlands, TX 77380	
Phone No.: 281-300-4805	Fax No.:
Email: eliseeaton@gmail.com	

Owner's Designated Agent

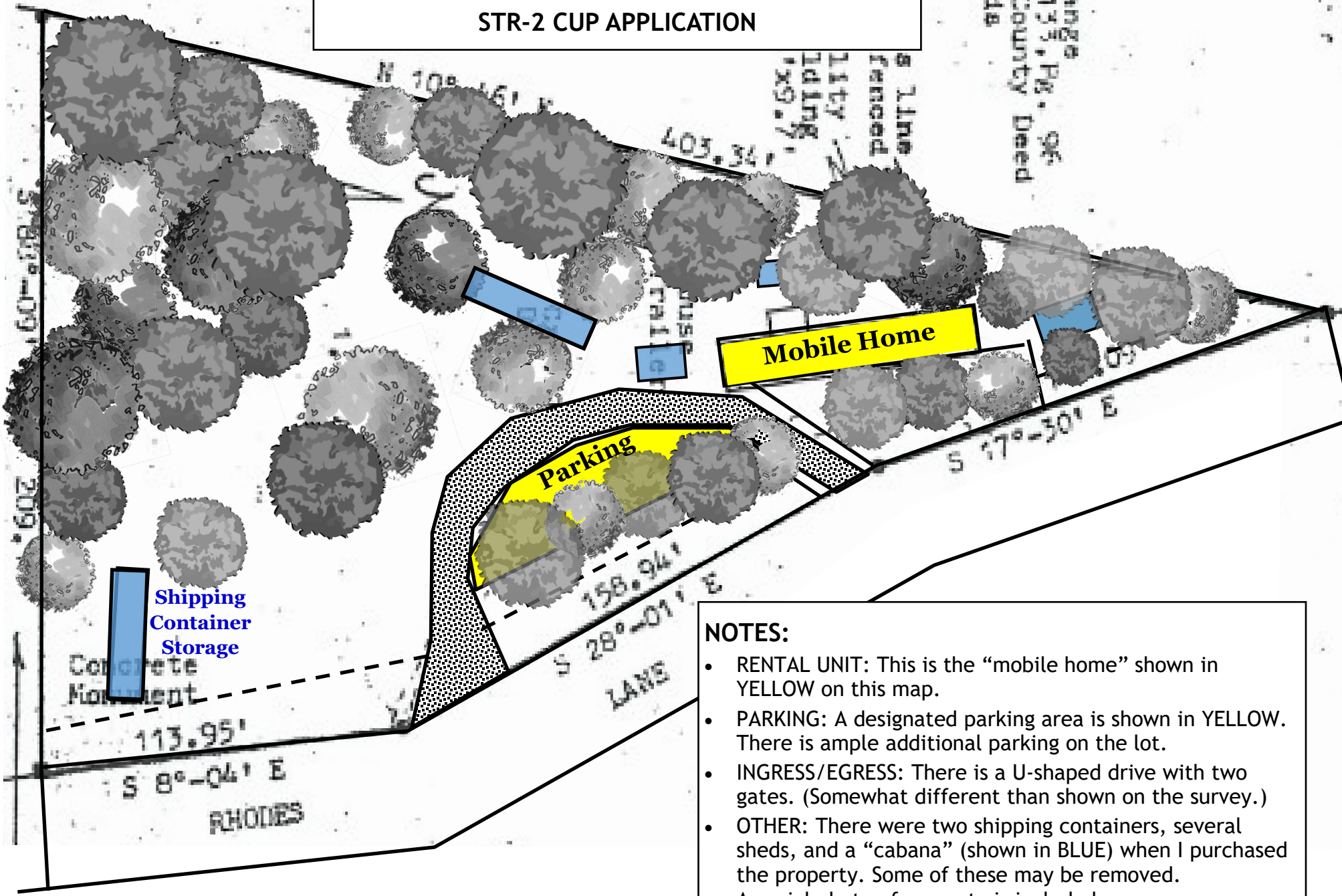
If the owner chooses to designate an agent to act on the owner's behalf, per §154.026(C)(3)(c) and 155.109(B)(2), the owner must do so **in writing**. The Owner Agent Designation Form must accompany the Application Form if an agent will be designated.

I Elise Eaton designate Liberty Walker as my agent,
 Owner's Name (Print) Agent's Name (Print)

In all responsibilities of ensuring compliance with the provisions of the Code of Wimberley for this project.

Elin V. Eaton 5-23-2025
 Owners Signature Date

300 RHODES LN, WIMBERLEY
 SITE MAP 6-1-2025
 STR-2 CUP APPLICATION

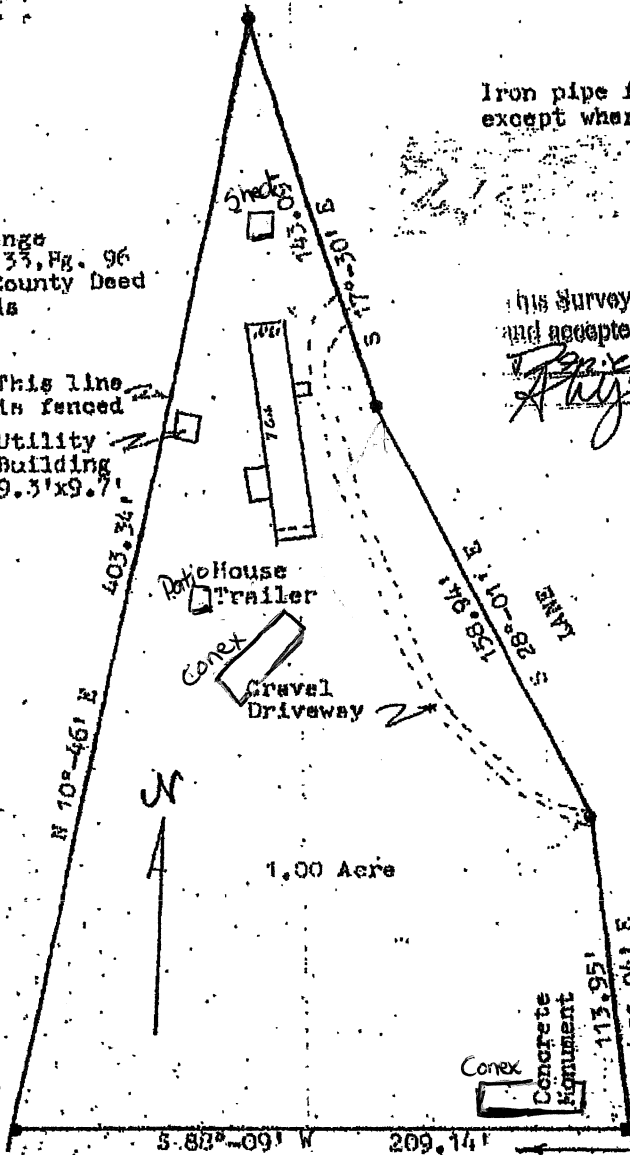


- NOTES:**
- RENTAL UNIT: This is the “mobile home” shown in YELLOW on this map.
 - PARKING: A designated parking area is shown in YELLOW. There is ample additional parking on the lot.
 - INGRESS/EGRESS: There is a U-shaped drive with two gates. (Somewhat different than shown on the survey.)
 - OTHER: There were two shipping containers, several sheds, and a “cabana” (shown in BLUE) when I purchased the property. Some of these may be removed.
 - An arial photo of property is included.



V/F Lange
Vol. 133, Pg. 96
Hays County Deed
Records

This line
is fenced
Utility
Building
9.3'x9.3'



Iron pipe found at all corners
except where noted

This Survey plat has been reviewed
and accepted by the undersigned

[Signature] 6.30.08
[Signature] 6.30.08

N/F Rhodes. Vol. 489,
Pg. 533, Deed Records
of Hays County, Texas.

subject property does not lie within a flood hazard zone as determined from F.I.S./N.U.D. Flood Hazard Map, Community Panel No. 480321 0160 H dated June 16, 1993.

LEGAL DESCRIPTION: Being 1.00 acres of land, more or less, out of the Amasa Turner survey, Abstract 461, Hays County, Texas, and being more particularly described by metes and bounds in the field notes attached hereto.

BUYER: Mark Smith and
Michelle Smith

TITLE COMPANY:
Fidelity National Title Insurance
Company
P.L. NO. 965029

I hereby certify that this plat correctly represents a survey made upon the ground under my supervision on March 4, 1996, and that there are no encroachments upon this property, except as shown hereon.

Raymond V. Kotowski

Raymond V. Kotowski, R.F.S., State of Texas, No. 2164



BEELINE
ENGINEERING & LAND SURVEYING
P.O. BOX 1081
SAN MARCOS, TEXAS 78666
Phone 512/353-4725

Date
March 5, 1996

Scale
1" = 40'

960303



Welcome to Wild Rhodes Wimberley Ranch!

We're thrilled to host you at our cozy mobile home retreat. To help keep everything peaceful and running smoothly, please follow these simple house rules:

Check-In & Check-Out

- **Check-in:** After 3:00 PM
 - **Check-out:** By 11:00 AM
- Need flexibility? Just message us — we'll do our best to accommodate!

Wi-Fi

- **Network:** WildRhodesGuest
- **Password:** xxxxxxxx

Septic System Dos & Don'ts

Our ranch uses a **septic tank**, so please:

- Flush **toilet paper only**
- No wipes, feminine products, paper towels, or anything else
- Use trash bins for everything else
- Limit long showers and laundry loads to avoid system overload

Inside the Home

- No smoking or vaping indoors
- No pets unless pre-approved
- Remove muddy or wet shoes at the door
- Quiet hours: **10 PM – 7 AM** — enjoy the peaceful Hill Country nights!

Outdoor Use & Safety

- No open flames or candles indoors
 - **Check with your host for current fire warning status before setting any fire**
 - Grill only in designated areas and away from the home & propane tanks
 - Do not move or tamper with trailer hookups (power, water, sewer)
-

Trash Info

- **Trash day is Monday morning**
 - If your stay includes Sunday night, please **roll the trash bin to the curb**
Thank you for helping us keep things tidy!
-

Checkout Reminders

- Wash any used dishes
 - Take trash to the outdoor bin (or to the curb Sunday night, if applicable)
 - Leave used towels in the bathroom
We'll handle the rest — thank you!
-

Contact Us Anytime

Need anything or have a question? We're just a text or call away and happy to help.

Thanks for choosing Wild Rhodes Wimberley Ranch — where the pace slows and the stars shine brighter. We hope your stay is restful, fun, and full of good memories!

 – Your Hosts at Wild Rhodes Wimberley Ranch