



**7. 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](http://www.cityofwimberley.com), in compliance with Chapter 551, Texas Government Code, on Friday, January 2nd, 2026, by 6:00 p.m., and remained posted for at least 3 business days preceding the scheduled time of said meeting.



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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

221 Stillwater, Wimberley, Texas 78676

**REGULAR PLANNING AND ZONING COMMISSION MEETING**  
**WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS 78676**  
**THURSDAY, DECEMBER 11, 2025 - 6:00 PM**

## **MINUTES**

### **1. CALL TO ORDER**

Chair Anne Ulfelder called the Regular Planning and Zoning Commission Meeting to order on Thursday, December 11, 2025, at 6:00 PM.

### **2. CALL OF ROLL**

Present: Matt Joyce, Ben O’Kane, Anne Ulfelder (Chair), Vance McCracken, Jerry Lunow, and Mac McCullough.

Absent: Chris Sharp.

### **3. CITIZENS COMMUNICATIONS**

There were no citizens present for communications.

### **4. MINUTES**

#### **4.1 Consider approval of the November 13, 2025 Regular Planning and Zoning Commission meeting minutes.**

*Commissioner McCracken moved to approve the minutes from the November 13, 2025 meeting. The motion was seconded by Commissioner Joyce. Motion carried unanimously (6-0).*

### **5. DISCUSSION AND POSSIBLE ACTION**

#### **5.1 Receive a presentation from Langford Community Management Services (LCMS) on the General Land Office Resilient Communities Program (GLO-RCP) Comprehensive Plan, discuss, and provide direction for preparation of the Final Draft for City Council consideration.**

Nathan Glaiser, ACM/Director of Development Services, introduced representatives from Langford Community Management Services (LCMS) who are working on the Comprehensive Plan under a \$300,000 grant from the General Land Office. He emphasized that the comprehensive plan is an important document that supports decision-making on zoning and land use matters.

Jerri Conrado from LCMS explained that she handles grant administration and community engagement for the program. She then introduced Tim Jenkins, their chief planner, who presented details of the plan.

Tim Jenkins provided an overview of the comprehensive plan, which consists of nine chapters. He highlighted key findings from the community profile chapter, including demographic projections showing that all age cohorts would remain stable except Generation Z, with more young adults projected to leave than move into Wimberley. Jenkins attributed this trend to housing affordability challenges.

The land use and development chapter was presented as the core of the plan. Jenkins explained that the planning area was created using the ETJ (Extra-Territorial Jurisdiction) as a guiding line but also including adjacent parcels where growth might be anticipated over the next 20 years. He outlined eight land use categories, including:

- Highway commercial/corridor (in red on the map)
- Mixed-use areas (in pink, concentrated in the town core)
- Low-density residential (in yellow)
- The mixed-use center at the junction (identified as a strategic development area)

Jenkins specifically highlighted the junction area as worthy of special attention, suggesting the Commission develop design standards for potential multifamily housing in that area. He recommended considering cottage-style housing developments that incorporate water conservation principles like pervious surfaces.

The discussion touched on infrastructure limitations, particularly water and roadway accessibility, which naturally constrain dense residential development outside the city core. Jenkins emphasized that the plan is meant to provide guidance rather than restrictions.

A thoroughfare plan was presented showing proposed collector roads and arterials needed to support the 20-year land use plan. This plan is intended to complement the existing transportation plan and identifies strategic connections that could help alleviate traffic on arterial roads. Several commissioners asked clarifying questions about specific road connections.

Jenkins also presented the plan's implementation strategy, which will interact with the Capital Improvements Plan (CIP) and should be reviewed annually. The implementation strategy includes action items tied to specific goals with timeframes.

The goals of the comprehensive plan were outlined, including guiding sustainable growth, supporting business and public realm development, and reinforcing downtown (changed from "revitalizing" downtown after feedback). The plan also addresses fair and inclusive housing, water infrastructure (a major component with its own extensive study), cultural heritage and tourism economy, and housing diversity.

The Commission discussed the potential for a connected trail system throughout the city, with Jenkins advocating for considering trails as part of the city's transportation network. Some commissioners expressed concern about potential safety issues with trail connectivity in certain areas but generally supported the concept.

Commissioners raised concerns about the water study portion of the plan, with Commissioner McCullough noting that the plan incorrectly suggested the city controls water distribution when it does not have that authority. Jenkins acknowledged this feedback and indicated it would be addressed in the revised draft.

Chair Ulfelder expressed concern about implementation, particularly regarding the water component, noting that much of it would require additional personnel, administration, and public cooperation.

LCMS representatives informed the Commission that they would be uploading a revised version of the water study the following Monday, with a final showcase town hall planned for January 29th at the Community Center.

## **5.2 Discuss and consider possible action to make recommendations to City Council regarding the rezoning of residential properties located near the corner of River Road and Lang Road.**

Chair Ulfelder introduced the item, noting that three lots were under consideration - two with houses and one vacant lot. She explained that the lots were currently zoned R-3 (residential) but surrounded by C-1 (commercial) zoning on multiple sides, creating what she described as "a little bitty island in a sea of commercial zoning."

The Commission discussed the appropriateness of C-1 zoning for these properties. Chair Ulfelder noted that C-1 is a low-impact commercial designation that allows small offices, medical practices, nonprofits, and childcare centers. She expressed concern about some of the conditional uses permitted under C-1, such as drive-throughs and convenience stores, but Nathan Glaiser clarified that such conditional uses would still require additional approval from the City Council.

Commissioner McCracken questioned why the Commission should initiate this rezoning rather than waiting for property owners to request it. He suggested that it might be better to wait until property owners had specific plans for their properties before considering rezoning.

Other commissioners noted that changing the zoning to C-1 would provide the property owners with more flexibility and potentially an increased property value when they decide to sell. They also discussed that the vacant middle lot had already received approval for a small hotel development.

Nathan Glaiser pointed out that the properties are in Planning Area 3 in the existing comprehensive plan, which is designated as "the primary location for minimal impact commercial and community services," supporting the potential rezoning to C-1.

After discussion, the Commission agreed that rezoning to C-1 would be appropriate given the surrounding commercial uses and alignment with the comprehensive plan.

*Commissioner O’Kane moved to recommend approval of the conversion of the three R-3 lots at the corner of River Road and Lang Road to C-1 zoning. The motion was seconded by Commissioner McCullough. The motion passed 5-1 (McCracken in opposition).*

## **6. BOARD MEMBER REPORTS**

### **6.1 Receive a commissioner update and hold discussion regarding Short Term Rentals within the City of Wimberley.**

Commissioner McCracken provided an update from the Short-Term Rental (STR) committee meeting held the previous day. He reported that there are currently about 100 STRs in Wimberley, but the committee is still gathering data on occupancy rates and identifying inactive STRs.

The committee is working to articulate needed changes to STR regulations. Key issues being discussed include:

- Creating a comprehensive list of grandfathered STRs to distinguish them from unauthorized rentals
- Addressing problems associated with STRs, including parties, emergencies at properties with non-resident owners, and STR guests accessing private property to reach the river
- Examining neighborhoods where lots are being purchased for non-owner-occupied STRs (STR-2s), potentially reducing opportunities for residential housing

- Considering whether to focus STRs in the center of town
- Exploring automation of the approval procedures to provide clearer guidelines for applicants and property owners

The committee is also discussing whether to limit the number of STRs overall or in specific areas, particularly STR-2s (non-owner-occupied) on lots smaller than half an acre.

Commissioner McCracken noted that the next STR committee meeting would be on January 14th.

**6.2 Announcements**

No announcements were made.

**6.3 Future Agenda Items**

Commissioner McCullough suggested reinstating a tradition where the Commission recognizes property owners who have significantly improved their land. He specifically mentioned a property on Valley Drive where owners had cleared cedar trees, preserved live oaks, and significantly enhanced the property. He suggested that such recognition could encourage positive property stewardship throughout the community.

Nathan Glaiser agreed to add an item to the next agenda to discuss a possible Planning and Zoning property stewardship recognition program.

**7. ADJOURNMENT**

Chair Ulfelder adjourned the meeting at 8:08 p.m.

**RECORDED BY:**

**APPROVED BY:**

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PZC Staff Liaison

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PZC Chairperson







<b>AGENDA ITEM:</b>	1. Discuss and consider possible action regarding a Replat of Lot 1A and Lot 2, Riverledge Estates, Establishing Lot 1AA, Riverledge Estates, located at 100 & 102 Deer Crossing, Wimberley.
<b>SUBMITTED BY:</b>	
<b>DATE SUBMITTED:</b>	12/10/2025
<b>MEETING DATE:</b>	January 8, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

This replat combines Lot 1A and Lot 2 to create Lot 1AA of Riverledge Estates. This replat is compliant with all City of Wimberley ordinances and staff recommends approval.

### REQUESTED ACTION

Motion  
Discussion

### FINANCIAL

NA

### STAFF RECOMMENDATION

Approval of the Replat of Lot 1A and Lot 2, Riverledge Estates, Establishing Lot 1AA, Riverledge Estates.

### ATTACHMENT/S

1. Deer Combo\_2026.12.26\_WCR\_102 Deer Crossing Replat\_V4\_In

# REPLAT ESTABLISHING LOT 1AA, RIVERLEDGE ESTATES

BEING ALL OF LOT 2, RIVERLEDGE ESTATES RECORDED IN VOLUME 1, PAGE 55-56, PLAT RECORDS, HAYS COUNTY, TEXAS & ALL OF LOT 1A, REPLAT ESTABLISHING LOT 1A, RIVERLEDGE ESTATES RECORDED IN DOCUMENT NO. 25034560, PLAT RECORDS, HAYS COUNTY, TEXAS

## GENERAL NOTES

- 1) ACCORDING TO THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C02386, DATED 1/17/2025, A PORTION OF THIS SUBDIVISION LIES WITHIN ZONE "AE", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND A PORTION OF THIS SUBDIVISION LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- 2) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE, NO PORTION OF THE SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 3) THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WIMBERLEY AND IS SUBJECT TO ITS ORDINANCES.
- 4) THIS SUBDIVISION LIES WITHIN THE FOLLOWING JURISDICTIONS: ESD #4 AND #7 AND WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
- 5) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF WIMBERLEY.
- 6) BUILDING SETBACK LINES SHALL BE PER CITY OF WIMBERLEY ZONING ORDINANCE.
- 7) NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF WIMBERLEY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- 8) THE CITY OF WIMBERLEY COMPREHENSIVE PLAN SHALL ALSO GOVERN THIS SUBDIVISION.
- 9) DRIVEWAYS WILL SATISFY THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN CHAPTER 9.02.115
- 10) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- 11) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 12) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 13) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 14) IMPROVEMENTS NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
- 15) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL REPRESENTATION ONLY.
- 16) CONTOURS SHOWN HEREON DOWNLOADED FROM TEXAS GEOGRAPHIC INFORMATION OFFICE (A DIVISION OF THE TEXAS WATER DEVELOPMENT BOARD) DATA HUB. SOURCE DATASET: STRATMAP 2024 HAYS & WILLIAMSON COUNTIES.

## P.E.C. NOTES

- DIMENSIONS AND LOCATIONS OF UTILITY EASEMENT:**
- a. PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING A PUBLIC RIGHT OF WAY AND A TEN FOOT (10') WIDE UTILITY EASEMENT ALONG ALL OTHER FRONT, SIDE, AND REAR LOT LINES.
  - b. PRIVATE PROPERTY WITHIN PUBLIC AND PRIVATE ROADWAY EASEMENTS, ACCESS EASEMENTS AND RIGHT OF WAY RESERVATIONS SHALL BE DESIGNATED AS A UTILITY EASEMENT. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL RIGHT OF WAY RESERVATIONS, ROADWAY EASEMENTS AND ACCESS EASEMENTS.
  - c. ALL EXISTING OVERHEAD LINES SHALL POSSESS A TWENTY FOOT (20') WIDE UTILITY EASEMENT CENTERED 10' EACH SIDE OF LINE. ALL EXISTING UNDERGROUND LINES SHALL POSSESS A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT CENTERED 7.5' EACH SIDE OF LINE.
  - d. EACH LOT IS SUBJECT TO A FLOATING TEN FOOT (10') WIDE BY THIRTY FOOT (30') LONG GUY WIRE EASEMENT AS REQUIRED BY REC.
- CONDITIONS OF UTILITY EASEMENT:**
- a. THE UTILITY EASEMENT INCLUDES THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LANDS WITHIN THE SUBDIVISION TO OR FROM THE UTILITY EASEMENT, THE PURPOSE OF THE UTILITY EASEMENT WITH RESPECT TO ELECTRIC FACILITIES AND RELATED TELECOMMUNICATIONS OR FIBER OPTIC SYSTEMS IS TO PLACE, CONSTRUCT, RE-CONSTRUCT, ALTER, INSPECT, PATROL, OPERATE, UPGRADE, REPAIR, REPHASE, HANG NEW WIRE OR, MAINTAIN, RELOCATE, REPLACE, AND REMOVE OVER, IN, BELOW, ABOVE, ACROSS AND UPON THE EASEMENT AREA A DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS, AND RELATED APPURTENANCES AND EQUIPMENT, AND TO CUT, PRUNE, TRIM, CHEMICALLY TREAT AND/OR REMOVE FROM SAID LANDS ALL TREES, BRUSH, SHRUBBERY AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WITHIN OR OUTSIDE THE EASEMENT AREA WHICH MAY ENDANGER, OR INTERFERE WITH THE ACCESS, EFFICIENCY, AND SAFETY OF SAID LINES OR THEIR APPURTENANCES.
  - b. ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF VEGETATION, TREES, AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
  - c. NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS, WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.
  - d. WITH RESPECT TO THE UTILITY EASEMENT, THE RIGHT OF PEDESTRIAN, VEHICULAR, AND EQUIPMENT INGRESS AND EGRESS OVER THE UTILITY EASEMENT IS PERMITTED AND THE UTILITY MAY MAKE USE OF THE UTILITY EASEMENT FOR ITS PURPOSES, INCLUDING THE TEMPORARY PLACEMENT OF AND STORAGE OF VEHICLES AND EQUIPMENT.

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT CRISTEN CARY DANIEL LIFETIME TRUST, OWNER OF LOT 1A, REPLAT ESTABLISHING LOT 1A, RIVERLEDGE ESTATES RECORDED IN DOCUMENT NO. 25034560, PLAT RECORDS, HAYS COUNTY, TEXAS AS CONVEYED TO BY DEED FILED AND RECORDED APRIL 21, 2017, HAYS COUNTY DOCUMENT NUMBER 17013460, HAYS COUNTY OFFICIAL PUBLIC RECORDS, PRESTON ROAD (AS VACATED BY CITY OF WIMBERLEY ORDINANCE NO. 2019-15), DO HEREBY REPLAT THIS PROPERTY TO BE KNOWN AS LOT 1AA OF RIVERLEDGE ESTATES, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

CRISTEN C. DANIEL  
CRISTEN CARY DANIEL LIFETIME TRUST  
6801 CYPRESS POINT CV  
AUSTIN, TEXAS 78746-7118

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRISTEN C. DANIEL, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CRISTEN C. DANIEL & ALAN DANIEL, SIGNERS FOR DF GENERAL, LLC OWNER OF LOT 2, RIVERLEDGE ESTATES RECORDED IN VOLUME 1, PAGE 55-56, PLAT RECORDS, HAYS COUNTY, TEXAS AS CONVEYED TO BY DEED FILED AND RECORDED JULY 17, 2019, HAYS COUNTY DOCUMENT NUMBER 19024369, HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPLAT THIS PROPERTY TO BE KNOWN AS LOT 1AA OF RIVERLEDGE ESTATES, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

CRISTEN C. DANIEL, MANAGER  
DF GENERAL, LLC  
6801 CYPRESS POINT CV  
AUSTIN, TEXAS 78746-7118

ALAN DANIEL, MANAGER  
DF GENERAL, LLC  
6801 CYPRESS POINT CV  
AUSTIN, TEXAS 78746-7118

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRISTEN C. DANIEL AND ALAN DANIEL, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WIMBERLEY WATER SUPPLY CORPORATION, CCN#10314, AN APPROVED WATER SUPPLY SYSTEM, HAS ADEQUATE QUANTITY TO SUPPLY THIS SUBDIVISION IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY SYSTEM.

GARRETT ALLEN, GENERAL MANAGER  
WIMBERLEY WATER SUPPLY CORPORATION

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. \_\_\_\_\_.

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

ELAINE H. CARDENAS,  
COUNTY CLERK  
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. NOT TO BE RECORDED FOR ANY PURPOSE.

11/10/2025

REGISTERED PROFESSIONAL LAND SURVEYOR  
CHRISTOPHER JURICA, R.P.L.S. NO. 6344

BASED ON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF WIMBERLEY. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR THE VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF WIMBERLEY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND/OR THE DOCUMENTS ASSOCIATED WITH IT.

TIM PATEK, CITY ADMINISTRATOR DATE \_\_\_\_\_

THIS PLAT OF REPLAT ESTABLISHING LOT 1AA, RIVERLEDGE ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WIMBERLEY, AND HEREBY APPROVED.

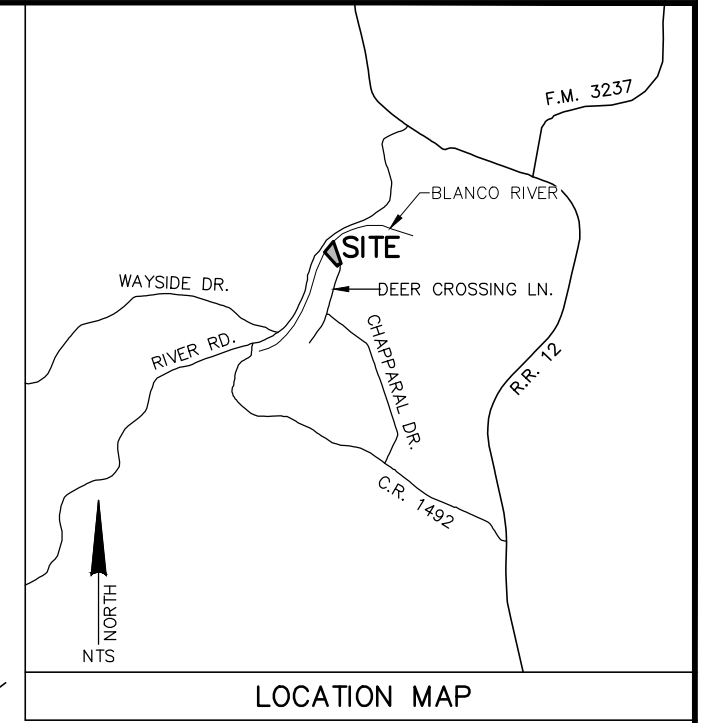
BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRPERSON

I, TIM PATEK, CITY ADMINISTRATOR OF THE CITY OF WIMBERLEY, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

TIM PATEK, CITY ADMINISTRATOR DATE \_\_\_\_\_

NATHAN GLAISER, PLANNING AND DEVELOPMENT DIRECTOR DATE \_\_\_\_\_

CLIFFSIDE SUBDIVISION & ROSELLE  
ADDITION OWNERS' ASSOCIATION  
CALLED 2.43 ACRES  
VOL. 381 PG. 788  
DEED RECORDS



**UTILITY NOTES**  
ELECTRIC UTILITY - PEDERNALES ELECTRIC COOPERATIVE  
WATER UTILITY - WIMBERLEY WATER SUPPLY CORPORATION  
WASTEWATER - PRIVATE, INDIVIDUAL ON-SITE SEWAGE FACILITIES

**LEGEND**

- POINT
- FOUND IRON BAR IN ROCK
- ⊗ FOUND 3/4" IRON PIPE
- ⊙ FOUND 60D NAIL IN STUMP
- ⊕ FOUND METAL POST IN ROCK
- ⊖ FOUND BOLT IN ROCK W/ AN ALUMINUM "WEAVER 4427" WASHER
- ⊗ FOUND IRON ROD W/ A YELLOW "WEAVER 4427" PLASTIC CAP
- ⊙ POWER POLE
- OE OVERHEAD ELECTRIC

VERSAEARLE, LLC  
CALLED 2.27 ACRES  
VOL. 4128 PG. 58  
OFFICIAL PUBLIC RECORDS

CALLED 0.344 ACRE  
ELECTRIC UTILITY EASEMENT  
DOC. NO. 19020179  
OFFICIAL PUBLIC RECORDS

APPARENT TRACT NO. ONE  
VOL. 213 PG. 460  
DEED RECORDS

APPARENT RIVER ROAD TERRACE  
VOL. 200 PG. 604  
DEED RECORDS

CALLED 0.344 ACRE  
ELECTRIC UTILITY EASEMENT  
DOC. NO. 19020179  
OFFICIAL PUBLIC RECORDS

LOT 1AA  
1.79 ACRES

CRISTEN C. DANIEL, MANAGER  
DF GENERAL, LLC  
6801 CYPRESS POINT CV  
AUSTIN, TEXAS 78746-7118

ALAN DANIEL, MANAGER  
DF GENERAL, LLC  
6801 CYPRESS POINT CV  
AUSTIN, TEXAS 78746-7118

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S65°26'02"W	2.20'

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	40.87'	50.00'	046°49'52"	S42°14'02"W	39.74'

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRISTEN C. DANIEL AND ALAN DANIEL, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WIMBERLEY WATER SUPPLY CORPORATION, CCN#10314, AN APPROVED WATER SUPPLY SYSTEM, HAS ADEQUATE QUANTITY TO SUPPLY THIS SUBDIVISION IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY SYSTEM.

GARRETT ALLEN, GENERAL MANAGER  
WIMBERLEY WATER SUPPLY CORPORATION

STATE OF TEXAS  
COUNTY OF HAYS

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

ELAINE H. CARDENAS,  
COUNTY CLERK  
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. NOT TO BE RECORDED FOR ANY PURPOSE.

11/10/2025

REGISTERED PROFESSIONAL LAND SURVEYOR  
CHRISTOPHER JURICA, R.P.L.S. NO. 6344

BASED ON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF WIMBERLEY. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR THE VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF WIMBERLEY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND/OR THE DOCUMENTS ASSOCIATED WITH IT.

TIM PATEK, CITY ADMINISTRATOR DATE \_\_\_\_\_

THIS PLAT OF REPLAT ESTABLISHING LOT 1AA, RIVERLEDGE ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WIMBERLEY, AND HEREBY APPROVED.

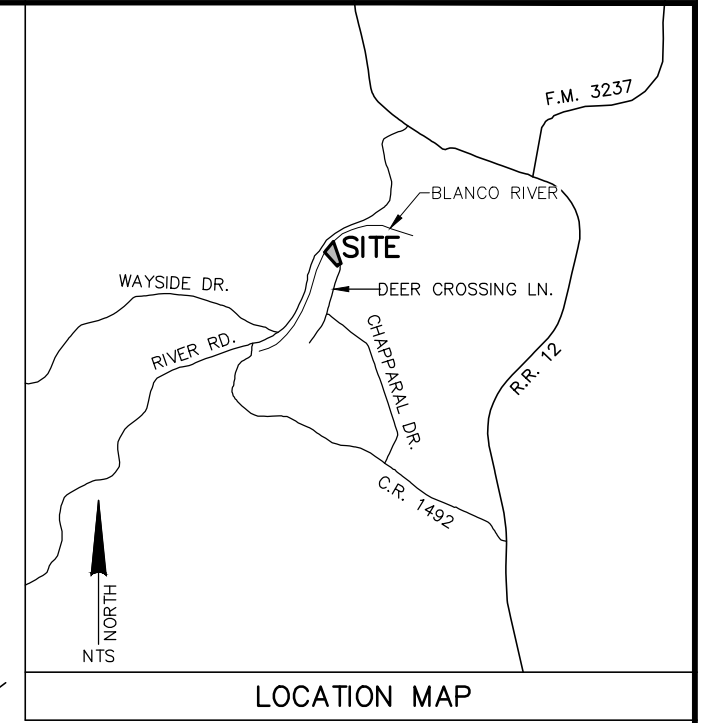
BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRPERSON

I, TIM PATEK, CITY ADMINISTRATOR OF THE CITY OF WIMBERLEY, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

TIM PATEK, CITY ADMINISTRATOR DATE \_\_\_\_\_

NATHAN GLAISER, PLANNING AND DEVELOPMENT DIRECTOR DATE \_\_\_\_\_

CLIFFSIDE SUBDIVISION & ROSELLE  
ADDITION OWNERS' ASSOCIATION  
CALLED 2.43 ACRES  
VOL. 381 PG. 788  
DEED RECORDS



**UTILITY NOTES**  
ELECTRIC UTILITY - PEDERNALES ELECTRIC COOPERATIVE  
WATER UTILITY - WIMBERLEY WATER SUPPLY CORPORATION  
WASTEWATER - PRIVATE, INDIVIDUAL ON-SITE SEWAGE FACILITIES

**LEGEND**

- POINT
- FOUND IRON BAR IN ROCK
- ⊗ FOUND 3/4" IRON PIPE
- ⊙ FOUND 60D NAIL IN STUMP
- ⊕ FOUND METAL POST IN ROCK
- ⊖ FOUND BOLT IN ROCK W/ AN ALUMINUM "WEAVER 4427" WASHER
- ⊗ FOUND IRON ROD W/ A YELLOW "WEAVER 4427" PLASTIC CAP
- ⊙ POWER POLE
- OE OVERHEAD ELECTRIC

VERSAEARLE, LLC  
CALLED 2.27 ACRES  
VOL. 4128 PG. 58  
OFFICIAL PUBLIC RECORDS

CALLED 0.344 ACRE  
ELECTRIC UTILITY EASEMENT  
DOC. NO. 19020179  
OFFICIAL PUBLIC RECORDS

APPARENT TRACT NO. ONE  
VOL. 213 PG. 460  
DEED RECORDS

APPARENT RIVER ROAD TERRACE  
VOL. 200 PG. 604  
DEED RECORDS

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LOT 1AA  
1.79 ACRES

CRISTEN C. DANIEL, MANAGER  
DF GENERAL, LLC  
6801 CYPRESS POINT CV  
AUSTIN, TEXAS 78746-7118

ALAN DANIEL, MANAGER  
DF GENERAL, LLC  
6801 CYPRESS POINT CV  
AUSTIN, TEXAS 78746-7118

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S65°26'02"W	2.20'

CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	40.87'	50.00'	046°49'52"	S42°14'02"W	39.74'

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRISTEN C. DANIEL AND ALAN DANIEL, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WIMBERLEY WATER SUPPLY CORPORATION, CCN#10314, AN APPROVED WATER SUPPLY SYSTEM, HAS ADEQUATE QUANTITY TO SUPPLY THIS SUBDIVISION IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY SYSTEM.

GARRETT ALLEN, GENERAL MANAGER  
WIMBERLEY WATER SUPPLY CORPORATION

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. \_\_\_\_\_.

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

ELAINE H. CARDENAS,  
COUNTY CLERK  
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. NOT TO BE RECORDED FOR ANY PURPOSE.

11/10/2025

REGISTERED PROFESSIONAL LAND SURVEYOR  
CHRISTOPHER JURICA, R.P.L.S. NO. 6344

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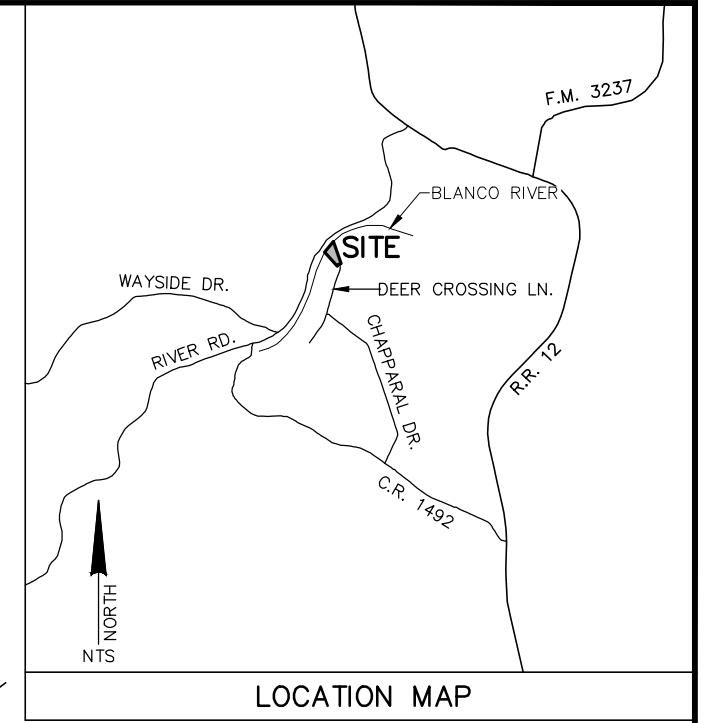
BY \_\_\_\_\_ DATE \_\_\_\_\_  
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TIM PATEK, CITY ADMINISTRATOR DATE \_\_\_\_\_

NATHAN GLAISER, PLANNING AND DEVELOPMENT DIRECTOR DATE \_\_\_\_\_

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STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CRISTEN C. DANIEL AND ALAN DANIEL, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A



<b>AGENDA ITEM:</b>	2. Discuss and consider possible action on the Replat of Lot 2, West End Commercial Subdivision Establishing Wimberley I.S.D. Subdivision, located at 200 Texas Blvd, 115 Texas Blvd, and 400 Green Acres, Wimberley.
<b>SUBMITTED BY:</b>	
<b>DATE SUBMITTED:</b>	12/10/2025
<b>MEETING DATE:</b>	January 8, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Further documentation is required to approve this plat. Discussion is on-going with Wimberley ISD and additional information will be available at the meeting.

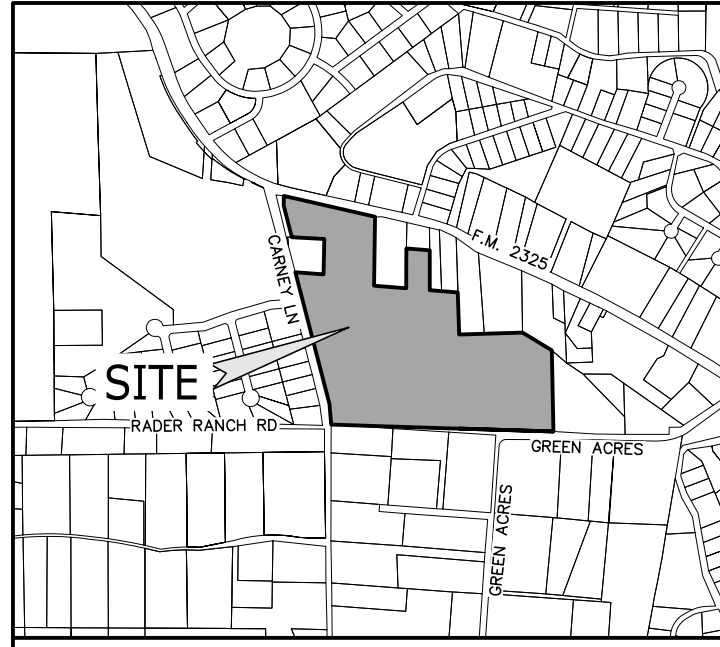
### REQUESTED ACTION

### FINANCIAL

### STAFF RECOMMENDATION

### ATTACHMENT/S

1. 25238 Wimberley MS Plat

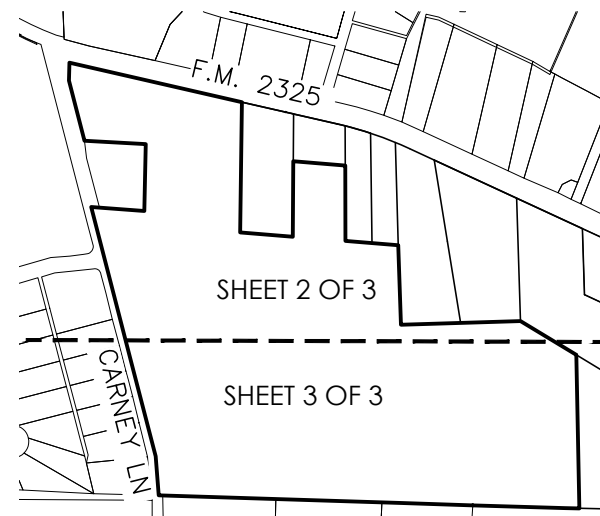


**LOCATION MAP**  
NOT TO SCALE

**PLAT NOTES:**

- ACCORDING TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MAPS FOR HAYS COUNTY, TEXAS, ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE AND NO PORTION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
- BASED ON NATIONAL FLOOD HAZARD LAYER WEBSITE (LAST ACCESSED 2025-11-06), THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X", DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 48029C0238C, HAVING AN EFFECTIVE DATE OF JANUARY 17, 2025. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS PROPERTY IS LOCATED WITHIN THE CITY OF WIMBERLEY.
- IMPROVEMENTS EXIST ON THIS SITE BUT ARE NOT SHOWN.
- BUILDING SETBACK LINES ARE PER CURRENT CITY OF WIMBERLEY ZONING ORDINANCE.
- THE CITY OF WIMBERLEY COMPREHENSIVE PLAN SHALL ALSO GOVERN THIS SUBDIVISION.
- TOTAL NUMBER OF BUILDABLE LOTS: 1
- NO OBJECT, INCLUDING BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORMWATER, SHALL BE PLACED OR ERECTED WITHIN A DRAINAGE EASEMENT. THE OWNER OF ANY LOT UPON WHICH DRAINAGE FACILITIES ARE LOCATED, INCLUDING DETENTION, SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF SUCH FACILITIES.
- NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL CITY OF WIMBERLEY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



**INDEX MAP**  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

SALVADOR A. SALAS, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6612  
MOY TARIN RAMIREZ ENGINEERS, LLC  
5723 UNIVERSITY HEIGHTS BLVD., STE. 103  
SAN ANTONIO, TEXAS 78249  
PHONE:(210) 698-5051

STATE OF TEXAS  
COUNTY OF HAYS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

ALLISON KENNAUGH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 114356  
10814 JOLLYVILLE ROAD,  
AVALLON IV SUITE 200  
AUSTIN, TEXAS 78759  
PHONE:(210)782-0614

**PRELIMINARY PLAT**

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

REPLAT OF  
LOT 2, WEST END COMMERCIAL SUBDIVISION,  
ESTABLISHING  
WIMBERLEY I.S.D. SUBDIVISION  
HAYS COUNTY, TEXAS

BEING A TOTAL OF 41.308 ACRES (1,799,390.10 SQUARE FEET), ESTABLISHING WIMBERLEY I.S.D. SUBDIVISION, SITUATED IN THE BENJAMIN PAGE SURVEY NUMBER 64, ABSTRACT NUMBER 365, AND THE J.R. EDWARDS SURVEY, ABSTRACT NUMBER 172, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 3.461 ACRE TRACT, PREVIOUSLY PLATTED AS LOT 2, WEST END COMMERCIAL SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 299, BEING ALL OF A CALLED 2.30 ACRE TRACT, AS CONVEYED TO WIMBERLEY INDEPENDENT SCHOOL DISTRICT, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 1075, PAGE 890, BEING ALL OF A CALLED 0.650 OF AN ACRE TRACT AND ALL OF A CALLED 0.645 OF AN ACRE TRACT, KNOWN AS TRACT ONE AND TRACT TWO RESPECTIVELY, AS CONVEYED TO WIMBERLEY INDEPENDENT SCHOOL DISTRICT, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 4783, PAGE 819, BEING ALL OF A CALLED 0.413 OF AN ACRE TRACT, AS CONVEYED TO WIMBERLEY INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 662, PAGE 651, BEING ALL OF A CALLED 23.542 ACRE TRACT, AS CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 453, PAGE 483, AND BEING ALL OF A CALLED 10.20 ACRE TRACT, AS CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 451, PAGE 640, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

THIS PLAT OF \_\_\_\_\_ WIMBERLEY I.S.D. SUBDIVISION \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WIMBERLEY, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF HAYS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROB CAMPBELL

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

\_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

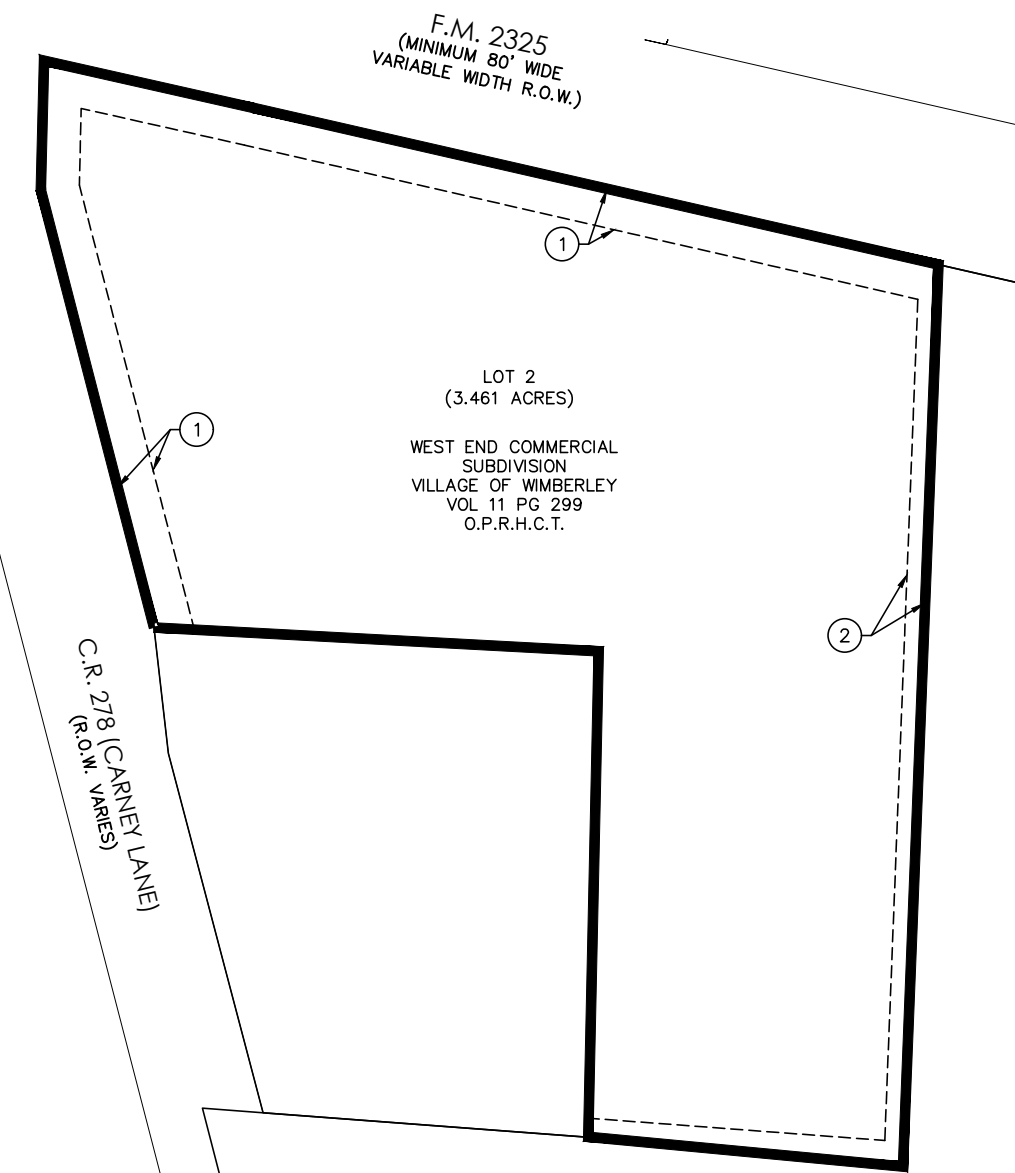
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF WIMBERLEY, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

BY \_\_\_\_\_ CITY ENGINEER



REPLAT OF LOT 2  
NOT TO SCALE  
WEST END COMMERCIAL SUBDIVISION  
VILLAGE OF WIMBERLEY

THE 3.461 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, AS SHOWN ON SUBDIVISION PLAT OF WEST END COMMERCIAL SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 299, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; ALONG WITH A 20' WIDE UTILITY EASEMENT AND A 10' WIDE BUILDING SET BACK LINE AND UTILITY EASEMENT, ALSO SHOWN ON SUBDIVISION PLAT OF SAID WEST END COMMERCIAL SUBDIVISION.

**KEYNOTES**

- 20' UTILITY EASEMENT VOL. 11, PG. 299 O.P.R.H.C.T.
- 10' BUILDING SETBACK LINE, UTILITY EASEMENT VOL. 11, PG. 299 O.P.R.H.C.T.

STATE OF TEXAS  
COUNTY OF HAYS

I HEREBY CERTIFY THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

\_\_\_\_\_  
PLANNING AND DEVELOPMENT COORDINATOR  
CITY OF WIMBERLEY, TEXAS

\_\_\_\_\_  
CITY ADMINISTRATOR  
CITY OF WIMBERLEY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

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\_\_\_\_\_  
CITY ADMINISTRATOR  
CITY OF WIMBERLEY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

\_\_\_\_\_, COUNTY CLERK OF HAYS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK, HAYS COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

REPLAT OF  
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 ESTABLISHING  
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KEYNOTES

- ① 45' BUILDING SETBACK LINE VOL. 11, PG. 299 O.P.R.H.C.T.
- ② 25' BUILDING SETBACK LINE VOL. 11, PG. 299 O.P.R.H.C.T.
- ③ 10' BUILDING SETBACK LINE, UTILITY EASEMENT VOL. 11, PG. 299 O.P.R.H.C.T.
- ④ 20' UTILITY EASEMENT VOL. 11, PG. 299 O.P.R.H.C.T.
- ⑤ 20' BUILDING SETBACK LINE, UTILITY EASEMENT VOL. 11, PG. 299 O.P.R.H.C.T.
- ⑥ 15' DRAINAGE EASEMENT VOL. 11, PG. 299 O.P.R.H.C.T.
- ⑦ 12' DRAINAGE EASEMENT VOL. 11, PG. 299 O.P.R.H.C.T.
- ⑧ VARIABLE DRAINAGE EASEMENT VOL. 11, PG. 299 O.P.R.H.C.T.
- ⑨ 60'-FT WIDE EASEMENT KNOWN AS TEXAN BLVD. VOL. 453, PG. 483 O.P.R.H.C.T.



SCALE: 1"=100'



• Engineers  
 • Surveyors  
 • Planners

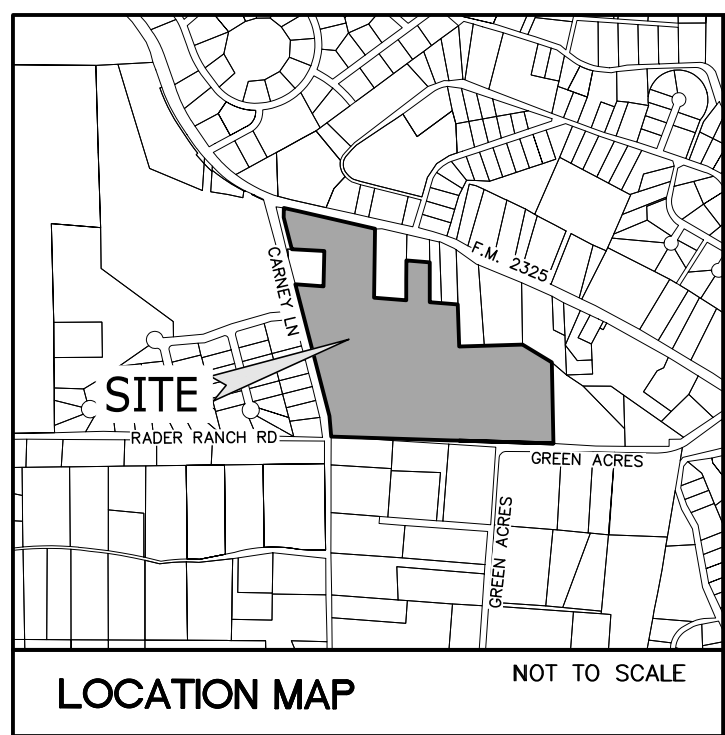
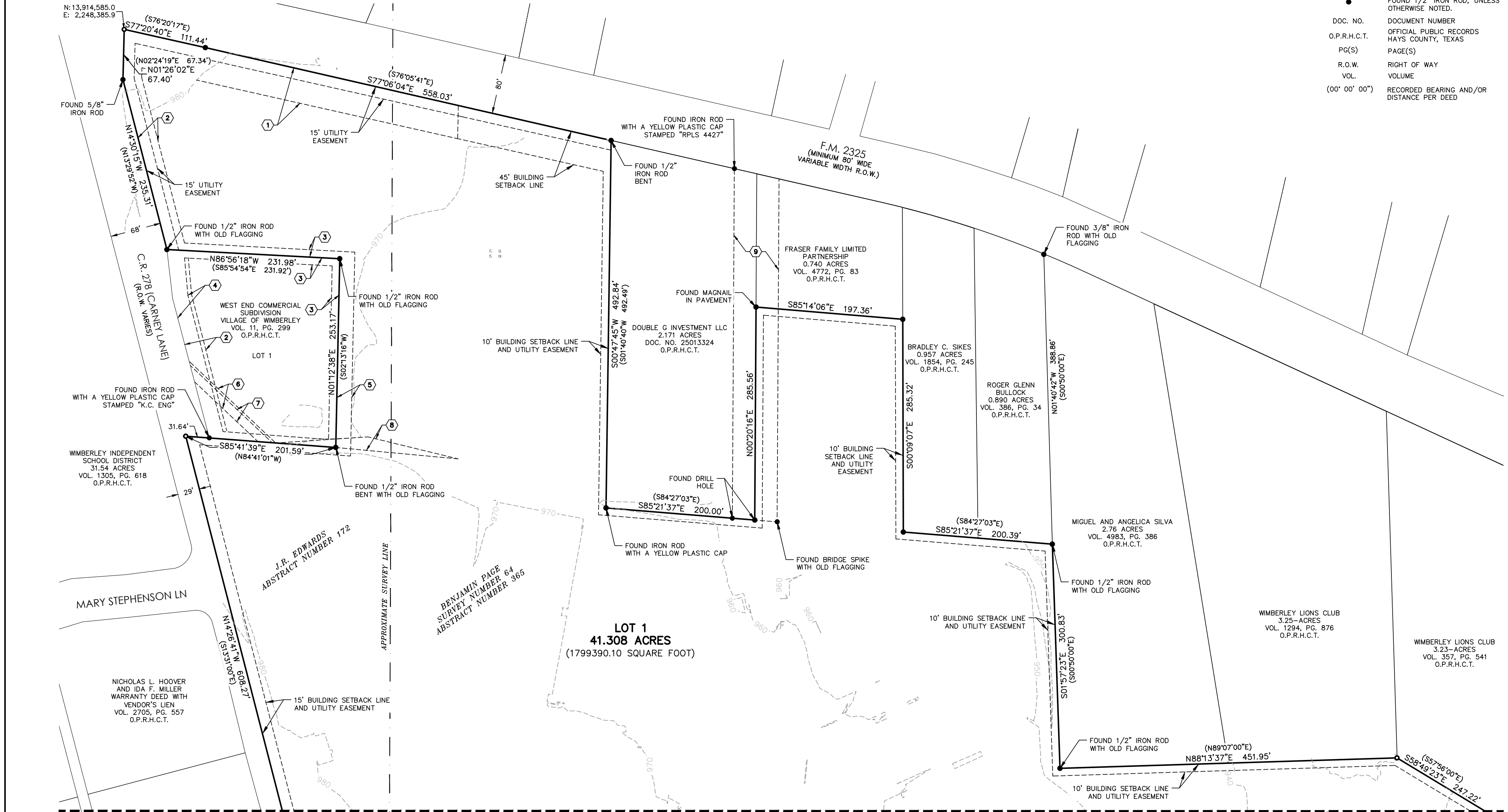
**Moy Tarin Ramirez Engineers, LLC**

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103  
 SAN ANTONIO, TEXAS 78249

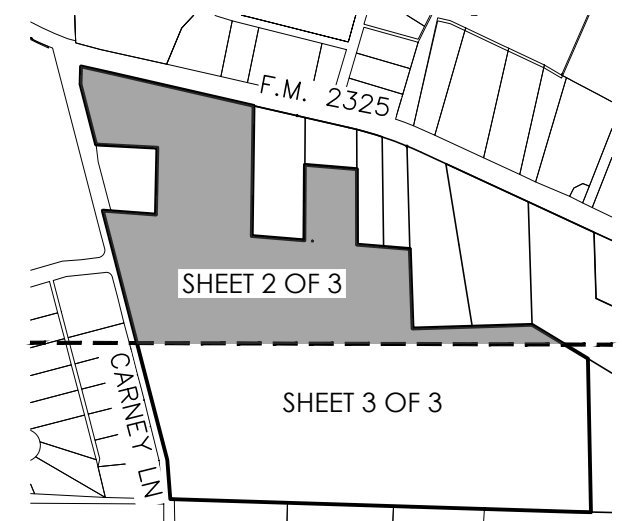
TEL: (210) 698-5051 FAX: (210) 698-5085

LEGEND

- 609 --- EXISTING CONTOUR
- SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"
- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- DOC. NO. DOCUMENT NUMBER
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- PG(S) PAGE(S)
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- (00° 00' 00") RECORDED BEARING AND/OR DISTANCE PER DEED



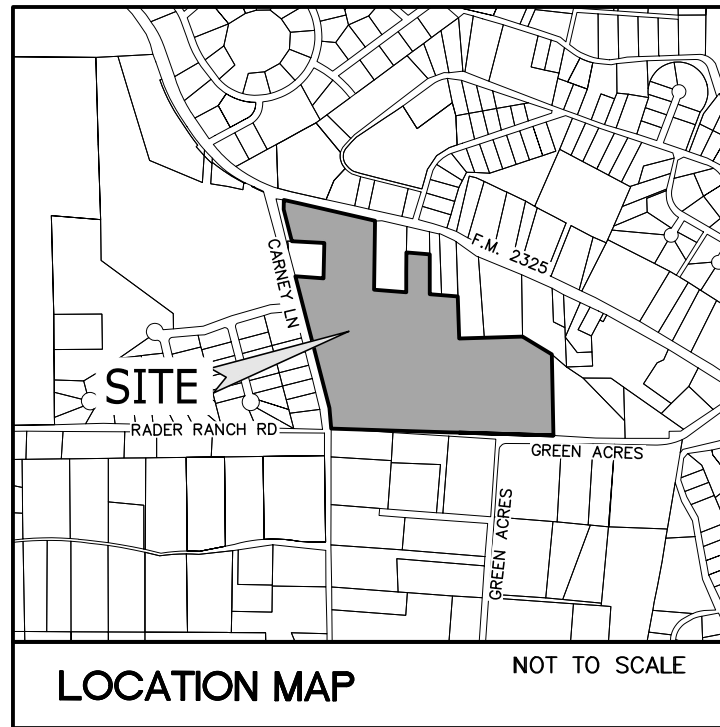
LOCATION MAP NOT TO SCALE



INDEX MAP NOT TO SCALE

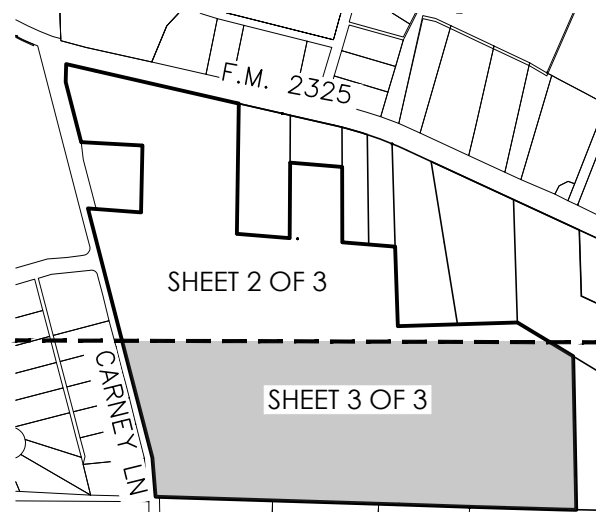
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

MATCHLINE "A" SEE SHEET 3 OF 3



LOCATION MAP

NOT TO SCALE



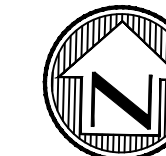
INDEX MAP

NOT TO SCALE

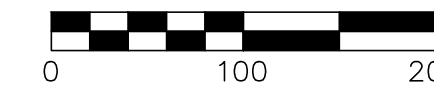
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REPLAT OF  
 LOT 2, WEST END COMMERCIAL SUBDIVISION,  
 ESTABLISHING  
 WIMBERLEY I.S.D. SUBDIVISION  
 HAYS COUNTY, TEXAS

BEING A TOTAL OF 41.308 ACRES (1,799,390.10 SQUARE FEET), ESTABLISHING WIMBERLEY I.S.D. SUBDIVISION, SITUATED IN THE BENJAMIN PAGE SURVEY NUMBER 64, ABSTRACT NUMBER 365, AND THE J.R. EDWARDS SURVEY, ABSTRACT NUMBER 172, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 3.461 ACRE TRACT, PREVIOUSLY PLATTED AS LOT 2, WEST END COMMERCIAL SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 299, BEING ALL OF A CALLED 2.30 ACRE TRACT, AS CONVEYED TO WIMBERLEY INDEPENDENT SCHOOL DISTRICT, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 1075, PAGE 890, BEING ALL OF A CALLED 0.650 OF AN ACRE TRACT AND ALL OF A CALLED 0.645 OF AN ACRE TRACT, KNOWN AS TRACT ONE AND TRACT TWO RESPECTIVELY, AS CONVEYED TO WIMBERLEY INDEPENDENT SCHOOL DISTRICT, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 4783, PAGE 819, BEING ALL OF A CALLED 0.413 OF AN ACRE TRACT, AS CONVEYED TO WIMBERLEY INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 662, PAGE 651, BEING ALL OF A CALLED 23.542 ACRE TRACT, AS CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 453, PAGE 483, AND BEING ALL OF A CALLED 10.20 ACRE TRACT, AS CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 451, PAGE 640, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



SCALE: 1"=100'



- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

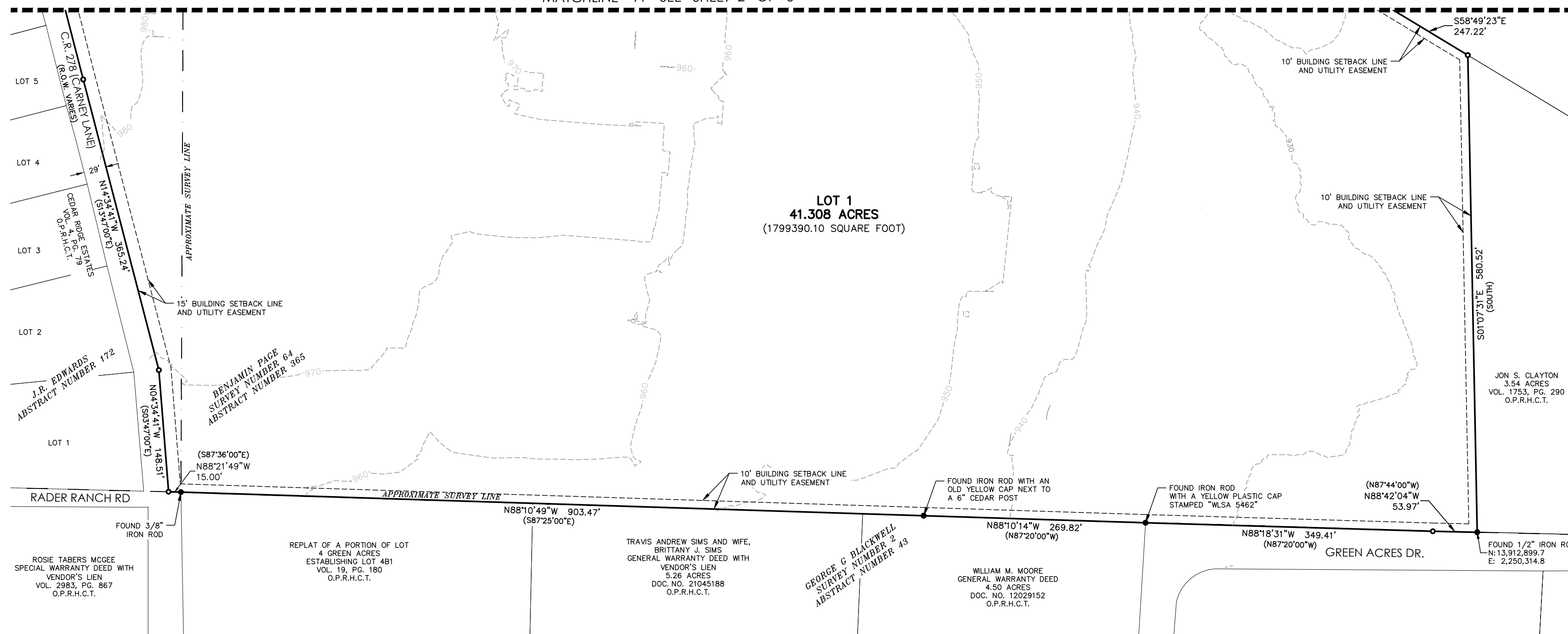
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103  
 SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051 FAX: (210) 698-5085

LEGEND

- 609 --- EXISTING CONTOUR
- SET 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG"
- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- DOC. NO. DOCUMENT NUMBER
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- PG(S) PAGE(S)
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- (00° 00' 00") RECORDED BEARING AND/OR DISTANCE PER DEED

MATCHLINE "A" SEE SHEET 2 OF 3



**LOT 1**  
**41.308 ACRES**  
 (1799390.10 SQUARE FOOT)

ROSE TABERS MCGEE  
 SPECIAL WARRANTY DEED WITH  
 VENDOR'S LIEN  
 VOL. 2983, PG. 867  
 O.P.R.H.C.T.

REPLAT OF A PORTION OF LOT  
 4 GREEN ACRES  
 ESTABLISHING LOT 4B1  
 VOL. 19, PG. 180  
 O.P.R.H.C.T.

TRAVIS ANDREW SIMS AND WIFE,  
 BRITANNY J. SIMS  
 GENERAL WARRANTY DEED WITH  
 VENDOR'S LIEN  
 5.26 ACRES  
 DOC. NO. 21045188  
 O.P.R.H.C.T.

GEORGE C BLACKWELL  
 SURVEY NUMBER 2  
 ABSTRACT NUMBER 43

WILLIAM M. MOORE  
 GENERAL WARRANTY DEED  
 4.50 ACRES  
 DOC. NO. 12029152  
 O.P.R.H.C.T.

JON S. CLAYTON  
 3.54 ACRES  
 VOL. 1753, PG. 290  
 O.P.R.H.C.T.



<b>AGENDA ITEM:</b>	3. Discuss proposed updates to the City of Wimberley Comprehensive Plan.
<b>SUBMITTED BY:</b>	
<b>DATE SUBMITTED:</b>	12/12/2025
<b>MEETING DATE:</b>	January 8, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Discuss the proposed updates to the Comprehensive Plan. Any question staff cannot answer can be forwarded to Langford Community Services for consideration.

### REQUESTED ACTION

### FINANCIAL

### STAFF RECOMMENDATION

### ATTACHMENT/S

None



<b>AGENDA ITEM:</b>	4. Discuss and consider possible action regarding a Planning and Zoning Property Stewardship Recognition Program.
<b>SUBMITTED BY:</b>	
<b>DATE SUBMITTED:</b>	12/12/2025
<b>MEETING DATE:</b>	January 8, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Discuss the Property Stewardship Recognition program proposed by Commissioner Mac McCullough.

### REQUESTED ACTION

Discussion

### FINANCIAL

### STAFF RECOMMENDATION

### ATTACHMENT/S

None