



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR BOARD OF ADJUSTMENT MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
MONDAY, FEBRUARY 23, 2026 - 6:00 PM

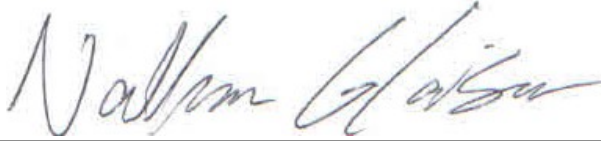
AGENDA

1. **CALL TO ORDER** February 23, 2026, 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 Board of Adjustment. 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. **MINUTES**
 - 4.1. Approval of minutes from the July 24, 2025 meeting of the Board of Adjustment.
5. **DISCUSSION AND POSSIBLE ACTION**
 - 5.1. Hold a public hearing and consider possible action regarding case BOA-26-001, a request for a variance to allow for an encroachment into the dominant street setback of a property located at 100 and 102 Deer Crossing, Wimberley.
6. **BOARD MEMBER REPORTS**
 - 6.1. Announcements
 - 6.2. Future Agenda Items
7. **ADJOURNMENT**

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 of the body, board, commission and/or committee. 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.

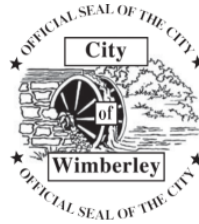
CERTIFICATION

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 Tuesday, February 17, 2026, by 2:00 p.m., and remained posted for at least 3 business days preceding the scheduled time of said meeting.



Nathan Glasier
Planning and Development Coordinator

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) 847-0025 two business days in advance of the meeting for appropriate arrangements.





City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR BOARD OF ADJUSTMENT MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JULY 24, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

The meeting was called to order on July 24, 2025, at 6:00 PM.

2. CALL OF ROLL

Nathan Glaiser, ACM/Director of Development Services, conducted the roll call. Those present were: Bob Harla, Edward Davis, Thomas Gordon, Brian Woodward, and Tim Dodson. A quorum was confirmed.

3. CITIZENS COMMUNICATIONS

The Chair read the guidelines for Citizens Communications, informing those present that citizens may comment on agenda and non-agenda items, must sign in before the meeting, observe a three-minute time limit, and ensure comments are not accusatory, derogatory, or threatening in nature. Mr. Glaiser noted that three citizens had registered to speak, all regarding agenda item 6.2. The Chair indicated those comments would be heard during the public hearing for that item.

4. MINUTES

4.1 Approval of minutes from the April 17, 2024 meeting of the Board of Adjustment

The Chair presented the minutes from the April 17, 2024 meeting of the Board of Adjustment for approval.

A motion to approve the minutes was made by Board Member Gordon and seconded by Board Member Dodson. The motion carried unanimously (5-0).

5. DISCUSSION AND POSSIBLE ACTION

5.1 Consider the appointment of a Chairperson to the Board of Adjustment with a term ending June 30, 2026

The Board discussed the appointment of a Chairperson for a term ending June 30, 2026.

A motion to nominate Brian Woodward for Chairperson was made by Board Member Gordon and seconded by Board Member Davis. The motion carried unanimously (5-0).

Chair Woodward joked about still waiting for his paycheck after being reappointed.

Consider the appointment of a Vice-Chairperson to the Board of Adjustment with a term ending June 30, 2026

The Board discussed the appointment of a Vice-Chairperson. Nathan Glaiser noted that the current Vice-Chair Joe Catherine Quinn was absent and had not indicated whether she wished to continue in the role.

A motion to nominate JoKathryn Quinn for Vice-Chairperson was made by Board Member Gordon and seconded by Edward Davis. The motion carried unanimously (5-0).

6. PUBLIC HEARING AND POSSIBLE ACTION

6.1 Hold a public hearing and consider possible action regarding case BOA-25-001, a request for a variance to allow for an encroachment into the dominant street setback of a property located at 212 Loma Vista, Wimberley, Texas

Nathan Glaiser presented information about case BOA-25-001, explaining that the applicant, Wayne Latchford, representing the property owner, Al Sander, was requesting a variance from the dominant street setback requirement in Section 9.03.074(D)(3)(a) of the city code. The variance would allow for a 10-foot encroachment into the required 30-foot setback, reducing it to 20 feet.

Mr. Glaiser explained that the unique circumstance of this property is that it is located on the Blanco River with almost the entire property within the 100-year floodplain. The applicant was seeking to build closer to the road where the land is higher in elevation and less susceptible to flooding. He displayed site plans showing that only the top right corner of the property is outside the floodplain, with a drastic cliff leading down to the Blanco River.

Board members asked if there were other homes nearby that encroached on the setback. Mr. Glaiser confirmed that many older homes in the area were built closer to the road and were grandfathered in. A question was raised about a newer home at the corner of River Road and Loma Vista, which Mr. Glaiser would need to verify regarding any previous variances.

Mr. Glaiser noted that the variance request was properly notified to all property owners within 200 feet, and one comment was received from neighbor Scott Way, who had no objection to the request.

The Chair opened the public hearing at 6:13 p.m. No citizens came forward to speak, and the public hearing was closed at 6:14 p.m.

The Board then reviewed the required criteria for granting a variance:

- Special circumstances affecting the property that would deprive the applicant of reasonable use - All members agreed this criterion was met.
- Circumstances are not self-imposed, not based solely on economic gain or loss, and not generally affecting most properties in the vicinity - All members agreed this criterion was met.
- Variance necessary for preservation and enjoyment of a substantial property right - All members agreed this criterion was met.

- Variance would not adversely affect public health, safety, welfare, or be contrary to public interest - All members agreed this criterion was met.
- Property otherwise in compliance with all other applicable city ordinances, rules, and regulations - All members agreed this criterion was met.
- Granting the variance will be in harmony with the spirit and purpose of the article - All members agreed this criterion was met.

A motion to grant the variance for case BOA-25-001 was made by Board Member Gordon and was seconded by Board Member Davis. The motion was approved unanimously (5-0).

The Chair confirmed that the variance for BOA-25-001 at 212 Loma Vista, Wimberley, Texas was granted.

6.2 Hold a public hearing and consider possible action to grant two variances to permit the construction of an external neon roof sign that exceeds the size limit and is a prohibited sign type allowed by the City of Wimberley Sign Ordinance at a property located at 9595 Ranch Road 12, Wimberley, Texas

Nathan Glaiser presented information on case BOA-25-002, explaining that the applicant was seeking two variances for a sign at 9595 Ranch Road 12 (known as "the junction"), located directly south of City Hall. The applicant was requesting variances for:

- A prohibited sign type (neon)
- A sign size exceeding the allowable limit

Mr. Glaiser explained that the sign variance ordinance has different criteria than standard variances. He noted that the first criterion specifically states that "the variance will not authorize a type of sign that is specifically prohibited by this article," which the neon sign request would not meet. The size variance could still be considered separately.

Mr. Glaiser explained that the ordinance allows roof signs to be no more than 10% of the building's facade square footage. The applicant's property is set back approximately 500 feet from Ranch Road 12, which they cited as their hardship necessitating a larger sign.

Board members asked how the neon sign request would align with the dark sky regulations. Mr. Glaiser explained that the dark sky ordinance has specific requirements for signage luminance, typically requiring dimmers on illuminated signs to comply with requirements.

A member of the board inquired if this would be the only neon sign in Wimberley, which Mr. Glaiser confirmed it would be, unless there was an unknown grandfathered sign. Another board member inquired about the Valero sign mentioned in comment letters, and Mr. Glaiser explained that there is an expiration date in the Dark Sky Ordinance after which all properties must come into compliance.

The Chair invited the applicant to speak. Molly Bowman, one of the owners of The Junction and part-owner of the Neon Armadillo restaurant, addressed the Board. She acknowledged the limitations on the neon sign type but emphasized the need for a size variance due to their significant setback from the intersection.

Ms. Bowman provided additional details about the sign and building measurements:

- The proposed sign would be 103 square feet, not 120 square feet as originally estimated

- The original Milagros building facade is 1,032 square feet
- An approved kitchen building adds 686 square feet of facade
- The combined facade totals 1,718 square feet
- The requested 103 square foot sign would be 5.9% of the combined facade

She showed a temporary banner currently on the property that is 189 square feet, noting it can barely be read from the intersection. Bowman emphasized their commitment to dark sky regulations and willingness to use dimmers and timers on the sign. She stated that the neon was part of their brand identity and argued it could be installed in a tasteful, artistic manner that would be less intrusive than other permitted sign types.

The Chair then opened the public hearing at 6:50 p.m. Three citizens spoke:

- Greg Webb, Chair of Wimberley Valley Dark Sky, expressed concern about any variance to the outdoor lighting code. He noted that a sign designed to be visible from 200 yards away would add significant light to the intersection and would not support such a variance.
- Seth (no last name recorded), a nearby resident, stated opposition to anything that would violate the dark sky ordinance. He emphasized that Wimberley's charm is an economic driver and breaking precedents could be dangerous to the town's character.
- Alan Basinger, who identified himself as a sign maker who works with glass, stated that he lives across the street from the property. He explained that the proposed "exposed channel" neon would direct light straight out and expressed concerns about light pollution. He suggested alternative signage options such as a billboard lit with downward-facing lighting. He also noted that neon signs contain mercury, which is why they are being phased out.
- Lewis Parks, a member on the Dark Sky Committee, spoke in opposition to the neon signage variance.
- Tippi Barella, spoke in opposition and believed the application was incorrect so it should be amended. She also spoke about increasing the building so the sign size would be in compliance and no variance would be necessary.

During discussion, questions arose about whether the applicant was requesting true neon lighting or LED lighting with a neon aesthetic. Ms. Bowman clarified she was requesting actual neon lighting, not LED, from a sign maker who creates neon signs for establishments throughout the Hill Country area.

After closing the public hearing at 7:18 p.m., the Board reviewed the criteria for sign variances, focusing first on the neon sign type request. The Board quickly determined that the first criterion could not be met, as the ordinance specifically prohibits neon signs.

For the size variance, Board members had mixed opinions. Some felt the setback created a legitimate hardship, while others believed the request was contrary to the public interest given the significant opposition expressed. The Board also debated whether the satellite kitchen should be included in the facade calculation.

Motion to deny both variance requests was made by Board Member Davis and seconded by Board Member Gordon. The motion carried (to deny) by a vote of 3-2, with Brian Woodward and Tim Dodson voting against denial.

7. BOARD MEMBER REPORTS

7.1 Announcements

No announcements were made.

7.2 Future Agenda Items

No future agenda items were discussed.

8. ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

RECORDED BY:

Board of Adjustment Staff Liaison

APPROVED BY:

Board of Adjustment Chairperson





AGENDA ITEM:	BA-26-001
SUBMITTED BY:	Nathan Glaiser, ACM / Development Director
DATE SUBMITTED:	January 26, 2026
MEETING DATE:	February 23, 2026

REPORT

ITEM

The applicant, Silvana Celli Mendez (representing owner DF General LLC), has requested a variance from the Dominant Street Setback requirement Section 9.03.073(d)3 that restricts building within 40ft of the front property line for a property located at 100 & 102 Deer Crossing Ln. This property is along the Blanco River and is within the 100-year floodplain. The applicant is seeking to build closer to the road where the land is higher in elevation and less susceptible to flooding. The applicant is seeking a 20ft encroachment to maintain a building setback line of 20ft from the property line along the street.

PROPERTY INFORMATION

Property Description

Applicant(s):	Silvana Celli Mendez
Property Address:	100 & 102 Deer Crossing Lane
Property Owner:	DF General LLC
Legal Description:	Riverledge Estates Lot 1A and 2 (now combined to Lot 1AA)
Property Size:	1.79 Acres
Existing Use of Property:	Residential
Existing Zoning:	Single Family Residential 2
Proposed Use of Property:	Residential
Request:	20ft encroachment into dominant street setback
Planning Area:	I
Overlay District:	Protected Waterway

Surrounding Property:

Frontage: Deer Crossing Ln

Surrounding Zoning & Land Use	North of Property	Current Zoning: R2	Existing Land Use: Residential
	South of Property	RA	Residential

East of Property
West of Property

R2
R2

Residential
Residential

COMMENTS

Staff has not received any comments on this request.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): February 12, 2026
Published Legal Notice (Wimberley View): February 12, 2026

CRITERIA FOR CONSIDERATION

When considering granting a variance, the Board should consider the following criteria from the Wimberley Code of Ordinances Section 9.03.254 (f)(3):

- (A) That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this article would (i) deprive the applicant of the reasonable use of the property; and (ii) create an unnecessary hardship in the development of the property;
- (B) That such circumstances or conditions are (i) not self-imposed; (ii) not based solely on economic gain or loss; and (iii) do not generally affect most properties in the vicinity of the property;
- (C) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- (D) The variance if granted will not:
 - (i) Adversely affect the public health, safety or welfare;
 - (ii) Be contrary to the public interest; and
 - (iii) Be injurious to or adversely affect the orderly use of other property within the area.
- (E) The property involved is otherwise in compliance with all other applicable city ordinances, rules, and regulations; and
- (F) The granting of the variance will be in harmony with the spirit and purpose of this article.

ATTACHMENT/S

- Application for Variance
- Application Attachments

FOR OFFICIAL USE ONLY

APPLICATION DATE: _____ **FILE NO.** _____

HEARING DATE: _____ **PLANNING AREA:** _____ **ZONING:** _____

VARIANCE FEES: \$ _____ **DATE PAID:** _____ **RECEIVED BY:** _____

City of Wimberley APPLICATION FOR VARIANCE

OWNER/AGENT INFORMATION

1. Owner's Name: _____ Home Phone: () _____
 Business Phone: () _____
 Cell Phone: () _____
 Fax: () _____

Current Mailing
 Address: _____ City _____ State _____ Zip _____
 Email: _____

2. Agent's Name: _____ Business Phone: () _____
 (Must be accompanied by letter of authorization from owner) Cell: () _____

Current Mailing
 Address: _____ City _____ State _____ Zip _____
 Email: _____

PROJECT DATA

1. Property ID#: R _____ (Appears on your Tax Statement) Present Zoning: _____

Street Address of Project: _____ Wimberley, Texas 78676
 (Note: If you do not have an assigned street address, please call 512-393-2160 Directions to Project)

Subdivision: _____ Lot: _____ Block: _____ Recorded in Vol. _____ Page _____

2. IS PROPERTY IN AN OVERLAY DISTRICT? YES _____ NO _____ UNKNOWN _____
 TYPE OF OVERLAY ZONE(S) (if applicable) _____

Project Data (Continued)

3. FLOOD PLAIN (What, if any, flood zone does your property Occupy?): _____

4. WASTEWATER SYSTEM: () Septic; () Aqua Utility; () GBRA
HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): _____

5. Directions to your Project: _____

Please clearly mark your property so it is easily identifiable.

SPECIFIC SECTIONS OF ZONING ORDINANCE NO. 2001-010 FOR WHICH A VARIANCE IS REQUESTED:

REASON FOR NEED OF VARIANCE (Attach separate sheet if necessary)

**ACKNOWLEDGMENT OF EXISTING
Subdivision Plat Notes, Deed Restrictions Restrictive Covenants
and/or Zoning Conditional Use Permits**

I, the Applicant herein, have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits prohibiting certain uses and/or requiring certain development restrictions (for example, height, access, screening) on the property for which a variance is now being considered on my behalf.

If a conflict should result with the request I am submitting to the City of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or which do not conform with the City ordinances, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of subdivision plat notes, deed restrictions, restrictive covenants and/or zoning ordinances.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permit information, which may apply to this property.

Date: _____ APPLICANT _____
SIGNATURE ACM

WHEN APPLICABLE:

Date: _____ AGENT _____
SIGNATURE _____

SITE INSPECTION AUTHORIZATION

Applicant/owner, or Applicant's authorized agent, hereby authorizes the City of Wimberley Board of Adjustment Members and City representatives to visit and inspect the property for which this application is being submitted.

Date: _____ APPLICANT _____
SIGNATURE ACM

WHEN APPLICABLE:

Date: _____ AGENT _____
SIGNATURE _____

SUBMITTAL CHECKLIST

TO ENSURE THAT YOU HAVE COMPLIED WITH THE VARIANCE APPLICATION REQUIREMENTS, REVIEW THE FOLLOWING LIST. GRANTING OF A VARIANCE IS CONDITIONAL ON MEETING THE FOLLOWING REQUIREMENTS:

FAILURE TO COMPLY WITH THE REQUIREMENTS MAY CAUSE A DELAY IN PROCESSING YOUR APPLICATION.

- () Complete “Application for Variance”
- () Provide plat map of property to which variance applies.
- () Provide names and addresses of property owners within 200 feet of any portion of Applicant’s property.
- () Provide a legal description of the property to which variance applies.
- () Sign/date Submittal Verification form.
- () Sign/date Site Inspection Authorization form.
- () Sign/date Acknowledgement Form.
- () Pay Variance Fee (this fee is based on the cost of services incurred by the City of Wimberley in reviewing, processing and recording this variance request).
- () Applicant agrees to attend the Board of Adjustment Public Hearing.
- () **I have reviewed the Conditions Required and believe they are met:** (Wimberley Zoning Ordinance No. 2001-010, Section 10) No variance shall be granted without first giving public notice and conducting a public hearing on the variance request in accordance with Section 10.8, and unless the Board of Adjustment makes specific, written findings of fact as follows:
 1. That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of the Zoning Ordinance would (a) deprive the applicant of the reasonable use of the property; and (b) create and unnecessary hardship in the development o the property; and
 2. That such circumstances and conditions are (a) not self-imposed; (b) not based solely on economic gain or loss; and (c) do not generally affect most properties in the vicinity of the property.
 3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
 4. The variance if granted will not: (a) adversely affect the public health, safety or welfare; (b) be contrary to the public interest and (c) be injurious to or adversely affect the orderly use of other property within the area;

5. The property involved is otherwise in compliance with all other applicable City ordinances, rules and regulations; and

6. The granting of the variance will be in harmony with the spirit and purpose of this ordinance.

Special Circumstances:

SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE

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.

Date: _____

APPLICANT _____

SIGNATURE  _____

WHEN APPLICABLE:

Date: _____

AGENT _____

SIGNATURE _____

Owner's Certification

I hereby certify that I have given permission for the below applicant to submit this Application and to represent me in all matters affecting said Application. By signing below, I (Owner), agree and certify that I have given permission for the below individual to submit this Application and to represent me in all matters affecting said Application. The below individual will be known as the "Applicant.

Owner Name: DF General LLC Phone Number: [REDACTED]

Applicant Name: Silvana Celli Mendez Phone Number: [REDACTED]

Owner Email: ccddesign@gmail.com ; adanielaustin@gmail.com

Owner Signature: [Handwritten Signatures]

STATE OF TEXAS §
COUNTY OF HAYS §

Subscribed and sworn to before me this 3 day of Dec, 20 25.

(seal)

[Handwritten Signature]
Notary Public, State of Texas

My Commission expires: 5/31/27





January 22, 2026

RE: 100 & 102 Deer Crossing Lane, Wimberley, TX 78676

To whom it may concern,

I am writing to formally request a variance to reduce the dominant street (Deer Crossing Lane) setback as outlined in Section 9.03.073.D.3 Single-Family Residential 2 of Zoning Ordinance 2001-010 for our properties located at 100 and 102 Deer Crossing Lane, Wimberley, TX 78676 from 40 feet to 20 feet. We have carefully considered this request and believe it is essential for the following reasons:

- The entirety of the buildable area of the site is within the 100-year flood plain (851.2-feet). The 40-foot dominant street setback line sits between the 849-foot and 850-foot contours with the high point of the site being located nearest to the street. Reducing the setback would allow us to place the home closer to the street, thus allowing for more efficient egress to safety out of the house and to higher ground.

Due to the history of this property, we are taking all measures to safely rebuild the family a home on this site. Step one of that process was replating 100 and 102 Deer Crossing Lane into a single property.

In conclusion, we respectfully request to reduce the 40-foot dominant street setback to 20 feet. We are confident that this request is reasonable and justified based on the unique circumstances and considerations outlined above.

Sincerely,

Silvana Celli Mendez

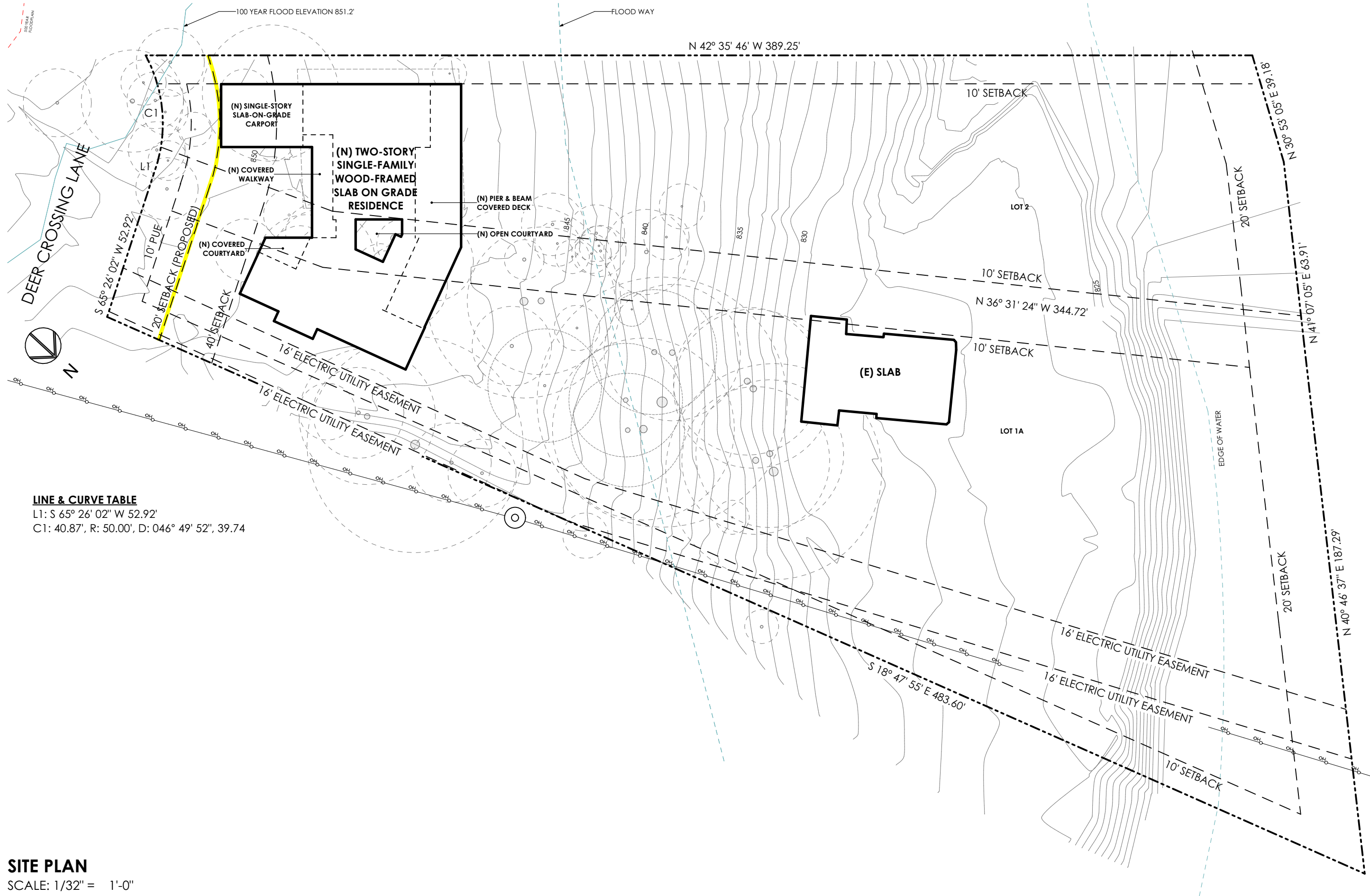
Associate

Point B Design Group

T. (512) 316-3284

E. sivana@pbdesigngroup.com

DEER COMBO



LINE & CURVE TABLE

L1: S 65° 26' 02" W 52.92'
 C1: 40.87', R: 50.00', D: 046° 49' 52", 39.74

SITE PLAN

SCALE: 1/32" = 1'-0"

DRAWING TITLE:
SITE PLAN

SCALE:
1/32" = 1'-0"

DATE:
1/22/2026

BIMcloud: DESKTOP-D1K0TKT - BIMcloud Basic for Archicad 28/2506_Deer Combo/Deer Combo, January 22, 2026 | Thursday, January 22, 2026 | 10:26 AM

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. 48209C0238G, 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 ON, 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.

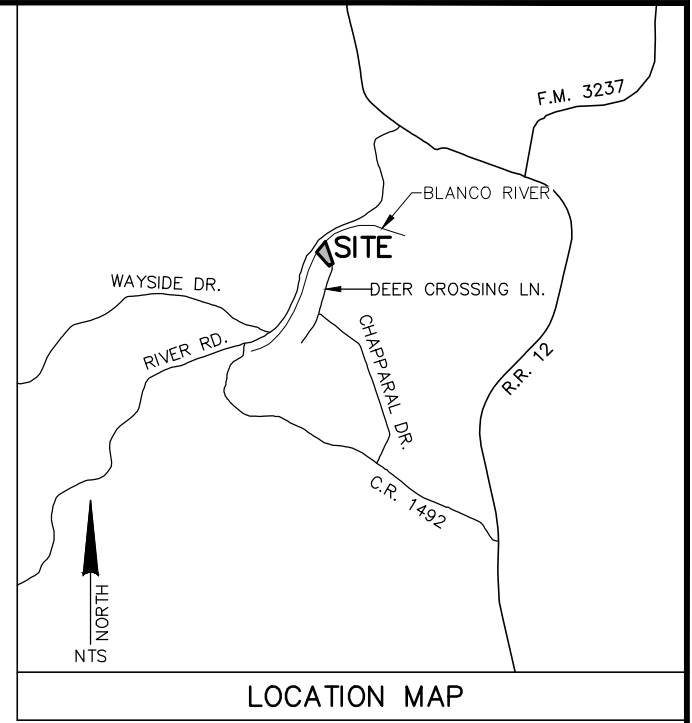
BY CHAIRPERSON DATE _____

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
 - 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

APPROXIMATE ZONE AE
REGULATORY FLOODWAY
SPECIAL FLOOD HAZARD AREAS
(NOT SURVEYED ON THE GROUND)

APPROXIMATE ZONE AE
SPECIAL FLOOD HAZARD AREAS
(NOT SURVEYED ON THE GROUND)

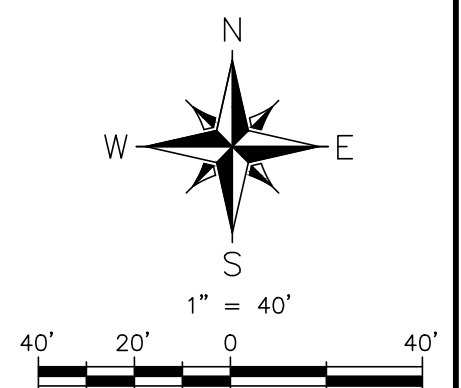
LOT 3
ALEXANDER SVEN NOVION
HAYS CAD PID: R39985

0.2% ANNUAL CHANCE FLOOD HAZARD
(NOT SURVEYED ON THE GROUND)

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'

EXISTING CONFIGURATION
SCALE: 1"=100'
VOLUME 1, PAGES 55-56
PLAT RECORDS
DOC. NO. 25034560
PLAT RECORDS



WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WCRLANDSURVEYING.COM
TBPE&LS FIRM #0194135

JOB NO.: 2152-23
DRAWN BY: CJJ
CHECKED BY: CJJ
SHEET: 1 OF 1