

Redbird Landing



a quiet place to reconnect--
with nature, with each other, and with yourself

Red Bluff Guest Ranch



Welcome to Redbird Landing



Scan for Your Welcome Book

Red Bluff Guest Ranch



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Welcome

Welcome to Redbird Landing.

We're so glad you're here.

This space was created to offer something increasingly rare—quiet, open space, and the chance to slow down. Whether you're here to spend time outdoors, enjoy the river, or simply step away from the pace of everyday life, we hope your stay feels both restful and memorable.

You'll likely notice that things move a little differently here—and that's part of the charm.

If there's anything you need during your stay, please don't hesitate to reach out. We live on the property and are always happy to help.

Enjoy your time on the ranch,
Karen & John



Quick Start

Front door code:

to lock: 1945 + turn lock to right; to unlock, 1945 + turn lock to left

Network/Wi-Fi--Starlink

Password: none needed

Cell Service service varies by carrier and may be limited. Wi-Fi calling is recommended.

Check-out time--11:00 AM

Need something? Text or call

Karen 903-521-2793

John 903-521-6433

Red Bluff Guest Ranch



Quick Start, cont.

Before you leave:

Place used towels in white plastic hamper

Take out trash

Check for personal items

Lock door

Arrival

Please call or text as you pass through Lometa or San Saba so we can meet you at the gate and guide you to your lodging.

Important:

- Nearest gas and groceries are 10 miles away
- Children must be supervised outside fenced yard
- Gates marked “Keep Gate Closed” must be secured as soon as you pass through

Red Bluff Guest Ranch



Contact & Emergency

Hosts

For needs or concerns, please contact us between 7 a.m. and 7 p.m. For emergencies, we are available 24/7 unless we are away from the ranch.

Karen 903-521-2793

John. 903-521-6433

Emergency Numbers

Ambulance

Dial 911

Emergency Room

Advent Rollins Brook Hospital

608 N. Key Avenue, Lampasas

Take 190 east all the way to Lampasas; ER is on the right as you enter town.

:

Red Bluff Guest Ranch



Contact & Emergency, cont.

Police Department--Lometa Police

Dial 911 for emergencies

Department phone 523-564-3329

Fire Department--Lometa Volunteer Firemen

512-752-3331. A **FIRE EXTINGUISHER** is located under the kitchen sink.

A BASIC **FIRST AID KIT** IS LOCATED UNDER THE KITCHEN SINK FOR MINOR EMERGENCIES.



Check-in & Check-out

Check-In

Check-in time begins at 4:00 p.m.

You may arrive any time after 4:00 unless otherwise arranged

Check-Out

Check-out time is 11:00 AM

Before you leave, please

Place used towels in plastic hamper

Place trash in outdoor can. Leave glass, metal, etc. inside

Lock doors

If you need a little extra time, just ask—we'll accommodate when possible

Red Bluff Guest Ranch



House Guidelines

Fire Safety

- This is a high fire-risk area, especially during dry months
- Emergency services are located approximately 10 miles away
- No smoking or vaping indoors or anywhere on the property
- A standing ashtray is provided on the front porch
- Never leave any fire unattended
- Fully extinguish all fires
- A fire extinguisher is located in the laundry room on the shelf above the washer and dryer



House Guidelines, cont.

Gates & Wildlife

- Gates marked “Keep Gate Closed” must remain closed and secured
- Always latch and loop the chain
- Wildlife depend on secure gates for their safety
- Do not approach, chase, or attempt to feed animals unless instructed

Terrain & Surroundings

- The ranch is a natural environment with uneven ground
- Watch for rocks, holes, and changes in terrain
- Use caution when walking, especially after dark
- Drive slowly on ranch roads

Water Use

Water is a limited resource on the ranch. We appreciate your mindful use.

Red Bluff Guest Ranch



Ranch Life

This is an active wildlife ranch, and part of the experience is sharing the space with animals and nature

You may see deer, birds, and other wildlife throughout the property

The ranch is very dark at night—perfect for stargazing

A spotlight flashlight is provided for use after dark
Please be mindful when walking outside at night and aware of uneven terrain

The river is accessible but requires caution.
Conditions can change, and all river activity should be supervised. The metal shed has life jackets for your use.

Red Bluff Guest Ranch



Using the Guest House

Heating & Cooling (central heat & air

Redbird Landing uses a standard central heating and air system.

- The thermostat is located on the right wall near the front door
- It operates just like a typical home thermostat
Simply adjust the temperature as needed.

Ceiling Fan & Light

The overhead fan and light in the main room are controlled by a remote.

- The wall switch (to the left of the door as you enter) turns power to the unit on and off
- The remote controls the fan and light separately

For best results:

- Leave the wall switch in the ON position
- Use the remote for everyday control



Using the Guest House, cont.

Kitchen & Stove

- The house has an electric stove as well as a microwave and assorted electric appliances.
- Outdoors there is a Blackstone propane gas griddle and a charcoal grill.

Septic System

Our ranch is on a septic system. Please flush only toilet paper.

Washer & Dryer

Located in the laundry area

Please use only standard laundry detergent

Do not overload



Using the Guest House, cont.

TV and Internet Usage

TV should be connected automatically when you turn on the TV. If not, go to Settings → Network/Internet and select Starlink

No password is required

If the remote is unresponsive, extra batteries are available on the dining room hutch

Please note: The Starlink connection is intended for streaming and general use only. High-bandwidth activities can reduce service quality for other guests

If you download or sign into any personal apps, please remove them before check-out



Outdoor Fire Pit

The outdoor fire pit is intended for relaxed, enjoyable fires.

- To start fires, use the treated pecan shells in the jar located near the fire pit.
- Keep fires moderate and controlled—not large or excessive
- Never leave a fire unattended
- Ensure the fire is completely extinguished before leaving the area
- Due to fire risk, please use extra caution during dry conditions



Food & Supplies

Grocery Stores

San Saba:

- Lowe's --1204 W. Wallace

Lampasas (28 miles from ranch):

- HEB--705 W. Key
- Walmart--1710 Central Texas Expy.

Convenience Stores

San Saba:

- Stripes--next to Lowe's
- 7-Eleven--1306 W. Wallace

Lometa:

- Valero--201 Fourth St.

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Food & Supplies, cont.

Dining--a few favorites

San Saba:

- Napoli's Italian. 1 block off square / check hrs
- Pecan House. Downtown. American fare / open Thur-Sat. Upscale. Full bar
- Digg's--great steaks & Southern cuisine / open Thur-Sat. Casual. Full bar
- Pepperbelly's. Mexican. local favorite
- Oliver's--counter service. Breakfast and lunch

Lometa:

- Rancho Seco Mexican|TX--great reviews!

Bend:

- General Store--excellent mile high burgers and beer. Live music



Food & Supplies, cont.

Fast food--San Saba

- Sonic
- Dairy Queen
- Subway (inside Valero Convenience Store)

Fast food--Lampasas

- Sonic
- Dairy Queen
- Whataburger
- Mcdonald's
- Taco Bell
- Schlotzky's

Coffee Bar--San Saba

- Alamo Pecan House
- Oliver's

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Food & Supplies, cont.

Breakfast--San Saba

- Larry's Corner. Mexican & American.
Tues-Sat 6:30-1:00 | local favorite
- Agave Jalisco. Mexican.
Mon-Sat 6 am - 10 pm. Sun 7 am - 10 pm
- Casa del Charro
Mon-Sat 6 am. Sun 7 am.
- Oliver & Company
Mon-Fri 8 a.m.

Breakfast--Lometa

- Rancho Seco Mexican|TX. Great reviews.
Mon-Sat 6:30 am
- Sammy's Cafe--American fare. Local favorite.
Mon-Sat 6:00 am



Things to Do

ON THE RANCH

There's no need to go far—some of the best experiences happen right here.

Slow Mornings

Enjoy coffee on the porch as the ranch comes to life. Wildlife is often most active in the early morning hours.

Wildlife Watching

Wildlife can often be seen from the porch or nearby areas. You may be given a small amount of feed—watch as they gather at the trough.

Walk to the River

Take a short walk to the Colorado River and enjoy the quiet, natural setting. Bring a book, play a game, or simply enjoy the quiet.



Things to Do, cont.

On the Ranch

Evenings Outdoors

Unwind in the hot tub or around the fire as the day winds down.

Keep fires small and pleasant, and never leave them unattended.

Stargazing

With very little light pollution, the night sky is something special. On clear nights, you may see the Milky Way.

Unplanned Time

Bring a book, play a game, or simply enjoy the quiet. Many guests say this ends up being their favorite part of the stay.



Things to Do

Nearby Activities

If you feel like exploring beyond the ranch, here are a few nearby favorites worth the drive.

Nature & Outdoor Highlights

- Colorado Bend State Park (nearby)
A guest favorite for hiking, river views, and Gorman Falls.
- Longhorn Cavern State Park (~45 minutes)
Guided cave tours through a fascinating underground landscapes
- Enchanted Rock (~1 hour)
unique Texas landmark with sweeping views from the summit. Very popular.

Wineries & Tastings

The area offers several relaxed, small-town wineries—perfect for a leisurely afternoon.

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Things to Do, cont

Nearby Activities

Local Stops

- San Saba (~10 miles)
A charming small town with shops, coffee, and a relaxed pace. Easy to pair with lunch or a quick outing
- Regency Suspension Bridge (~30 minutes)
A historic swinging bridge and scenic drive—great for a short adventure
- Public Parks in San Saba
Mill Pond Park --lovely family park with Mill Pond, Splash Pad, Sunny Beach, gazbo for picnics, and more
San Saba River Nature Park--hike and bike trail along the winding San Saba River



Waiver

By staying on the property, guests acknowledge that they are responsible for their own safety and that of everyone in their party and/or anyone on ranch property as a result of their stay.

Your booked reservation constitutes a legal and binding agreement to the terms of the attached Guest Release and Waiver. The document does not require your signature to be fully in effect.



Guest Release and Waiver

We are delighted to welcome you to our ranch with all its opportunities for new and exciting experiences. Like all experiences, ranch life comes with some inherent risks. Before your arrival, we require you to accept the terms of this Guest Release and Waiver, which is effective from the date and time you book our property through the date and time you remit your keys and are no longer on or near our premises

You represent that you are 25 years of age or older and will provide state or federal photo ID with DOB if asked to do so. If one or more persons in your party are minors, you acknowledge that you are solely responsible for the supervision of said minor(s) throughout the duration of your stay. You agree to the terms of the Guest Release and Waiver on their behalf. If you have booked on behalf of adult guests, you will ensure they also agree to this Guest Release and Waiver.

Assumption of Risks

You understand and acknowledge that all experience(s) associated with your booked vacation at Sloan Carpe Diem Ranch, LLC may have unforeseen hazards and may carry the risk of injury or illness, including but not necessarily limited to sickness, physical injury, property damage, disability, permanent paralysis, and death. You knowingly, voluntarily, and freely assume all risks, both known and unknown, associated with your stay, even if those risks arise from

negligence or carelessness of the host(s) or others, or defects in equipment, premises, facilities, or otherwise, and assume full responsibility for participation in all experience(s).

Release and Waiver

You acknowledge and agree that:

- You have reasonably assessed the risks involved in your stay at property owned and/or managed by Sloan Carpe Diem Ranch, LLC and have made an informed and voluntary choice to participate.

- You alone, and not your host(s) or their assigns, are responsible for determining your fitness to participate in activities and your ability to fully understand any directions or warnings presented.

- You will not participate in any experience or activity when you have a physical, medical, or mental limitation or disability, or when you are aware or should reasonably be aware of factors that may limit or prevent your safe participation.

- You will act reasonably and responsibly and will comply with any provided and customary conditions, directions, and/or precautions for participation in any and all activities associated with your stay on our property. If you notice a hazard to yourself or your guests at any time, you will stop participating immediately and make certain guests follow suit.

You intend this Guest Release and Waiver to be a complete and unconditional release of all liability to the greatest extent allowed by law.

Indemnification

You agree that if, despite this Guest Release and Waiver, you or anyone on your behalf makes a claim against Sloan Carpe Diem Ranch, LLC relating to your stay from the date/time of booking through departure, you will indemnify and hold the host(s) harmless and exempt from any liability, demand, loss, damage, or costs which may be incurred as the result of such claim.

You affirm that you HAVE READ THIS GUEST RELEASE AND WAIVER AND FULLY UNDERSTAND THE ASSUMPTION OF RISK, RELEASE, WAIVER, AND CONSENT CONTAINED IN IT. YOU FURTHER UNDERSTAND THAT YOU HAVE GIVEN UP RIGHTS BY AGREEING TO THESE TERMS, AND HAVE DONE SO FREELY AND VOLUNTARILY AND WITHOUT INDUCEMENT.

*Signed _____

Date _____

*Your booked reservation constitutes a legal and binding agreement to the terms of the Guest Release and Waiver. The document does not require your signature to be fully in effect.