

Information About Brazos Bluffs Ranch

Finding our private entrance road the first time you're here is a little tricky. It's a gravel road that lies 20' from and parallel to a paved private road by Café Homestead on the campus of *Brazos de Dios*. The best GPS address to get to our entrance is Café Homestead's address: 608 Dry Creek Road, Waco, TX 76705. The public road to both our ranch and Brazos de Dios (a paved county road called Halbert Lane that runs west of the State Highway FM 933) becomes a private road at the entrance of Brazos de Dios. The entrance to each of Brazos Bluffs Ranch and Brazos de Dios has its own gate. **See a photo of the entrances on page 5.** A small Welcome Shack sits between them. A painted wood sign that says *Brazos de Dios* framed with limestone sits to the right of the Brazos de Dios entrance. Their entrance gate is white, and it's open every day except Sunday afternoon. Our red pipe fence and gate has yellow letters above the gate: "**BRAZOS BLUFFS RANCH.**" You can use either entrance, but you will need to drive straight down our private road, called Bluffs Ranch Road, to get to our vacation house nearly a mile from the front gate. Do not turn off our road until you get to the House on the left near the pond. It's the only house on the road.

Both the white gate and the red gate are closed from midnight until 7:00 a.m. The white gate has an electric automatic opener to exit. Stop far enough from the gate that it can open without hitting your vehicle. If you push it to open it, it will break. It will cost you over \$1,000 to repair it. The red gate will not be locked.

See *Directions and Information about Entrance Gates* on page 5 for a map and more information.

Please read the attached *Use of House and Ranch* and *Check-out Procedure*.

You can see a list of **furnishings** in the house on the attached *Checklist for Cleaners* that our cleaners use.

Please do not allow children to go beyond the ropes on the riverbank on the left or right side of the restrooms.

Two **canoes** and two **kayaks** are available for rental to the public. Our House guests may use them for **free**. If you will want to use them let us know as soon as possible. Read the *Canoeing* page of our website and print the activity liability **waiver** linked on it and discuss the rules on the back of the form with your children. You can find online videos about how to canoe or kayak. Also read the *Canoeing* section below.

Brazos Bluffs Stables, LLC provides **horseback riding** for the public on our Ranch. Visit www.brazosbluffsstables.com to make your reservation and use the promo code **bbrguest** to receive your 20% discount. Please read the *Horseback Rides* page of our website and print the **liability waiver** linked on the page and discuss the rules on the back of the form with your children before you ride.

Coordinate with Curtis (254-722-3842) or Lem (254-829-0300) about use of the River Pavilion.

Bring with you: **Flashlights** for walking outdoors at night and **Insect repellent**. The ranch has mosquitoes, chiggers, ticks and other insects that may carry diseases. See recommendations at cdc.gov, including wearing long-sleeve shirts, long pants, hats, etc. You might want to bring **binoculars** to take on hikes.

Café Homestead is open Monday through Saturday from 8 a.m. to 6 p.m.

The **Homestead Heritage** shops are open Monday through Saturday from 10 to 6.

Leave the fast pace of the highway behind: DRIVE SLOWLY WATCH FOR CHILDREN

We now have WIFI. Most cell phones get a strong signal inside the house. There is no TV at the house.

Please call, text or email with **any questions** you might have before or during your stay.

USE OF HOUSE AND RANCH

Welcome! We hope your stay exceeds your expectations. **Please call us if you need anything at all.** We live just a few hundred feet up the hill from the vacation house and can usually run something to you quickly. (You can't see our house from the vacation house because of the trees, except in the winter.)

If you can't reach Curtis or Lem on their cells, try Curtis' wife's cell (254) 722-0874, their home line (254) 829-0063 or another son, Naman (254) 730-0969.

If the water pressure from the showers gets low, please contact us immediately. It probably means either that there's a problem with the pump in our private water well or the filter needs to be changed.

Use the reverse osmosis water faucet on the right side of the sink for drinking water.

Before you get to our ranch, you will drive through the Brazos de Dios community, which hosts hundreds of visitors each day. The café and craft village at Brazos de Dios close at 6:00 p.m. each day, but there are frequently activities in the evenings. You must *drive slowly (10 MPH)* on the entrance road both day and night.

Set the **thermostat** for the central heating and air conditioning on the wall in the dining area to your comfort.

An air purifier, a fan and a space heater/fan are stored in the bedroom closets and loft for your use.

Please let us know if the propane bottle for the grill in the carport by the House needs to be filled.

Do Not use **charcoal briquettes** or **lighter fluid** in our black ceramic kamado grill **at the Pavilion** near the river. Ask us for chemical-free lump charcoal if you would like to use it.

The steak knives (in the wooden holder) are VERY SHARP.

Do Not have a fire in the **wood stove** when the outdoor temperature is **over 50** degrees F. The smoke might not go up the chimney and the house might fill with smoke. If you do not have experience with wood stoves, we'll be glad to help you get a fire going.

Use of Fire Pit in yard: Please re-read the section in the Ranch Rules.

Don't be alarmed if you hear a gunshot. Sometimes we and our neighbors on their properties shoot a coyote or other predator attacking our animals, hunt or target practice. Most shots will be far away from the House, even if they sound nearby. Shotguns are loud but have a danger range of only 200 yards. You probably won't see a coyote or bobcat. They are usually nocturnal and very skittish of humans. Mountain lions have been seen nearby.

One of our sons made the antler chandelier above the dining table. Another son made the cherry coffee table. The flooring is from American elm trees on our ranch. The cedar posts in the living room, porch and carport are also from our ranch. The exterior wall logs are spruce and the ceiling is aspen.

Please complete our brief **Check-out Procedure** (see below) before you leave.

We strive to make everything about our Guest House perfect. If you have any **suggestion for improvement** please tell, text, call, leave a note, mail or e-mail Curtis, Lem or any other Brown.

If you can give us a 5-star review on VRBO or Airbnb we would greatly appreciate it!

(If you booked directly with us, please give a review on Google.)

Jogging and Hiking

Our ranch has miles of roads and trails through the woods for your use. (See the map below.) Do not go under **dead trees or limbs**; they can fall on you. Live **pecan trees** are notorious for **falling limbs**, especially in windy or rainy weather and when they have pecans on them in the summer and fall.

Please do *not* use the private roads or trails on the Brazos de Dios farm next door for jogging.

Fishing

Guests are welcome to fish in the **River** as long as two people, at least one of whom is an adult, are present. You will need to bring Texas **fishing licenses** and your own gear if you want to **fish** in the river. You can fish from the river bank or from our canoes or kayaks. The **best fishing spot** is about 100 yards downstream --south, to the left as you are facing the River from the Pavilion. A lot of big rocks that have fallen off the bluffs into the river through the years provide good fish habitat.

If you keep your fish, please **clean** them at the **river**. Leave carcasses in the river for scavengers to eat.

Please read our *Fishing* page online. Tell all guests who want to fish that they can fish in the River, but not in the small private pond near the House.

Canoeing and Kayaking

We keep our canoes and kayaks by the restrooms near the Pavilion on the river. Take the canoes down the slope between the deck and the restroom. The **best place to put the canoes** in the water is about 100' downstream from the deck (to the left). The water in the River is usually shallow in the summer.

Do Not untie the **wood canoe** or **wood kayak** hanging in the **Pavilion**. (They were built by our sons.)

Texas law requires every person in a boat to carry a **life vest** and every person under 13 years of age to **wear** a life vest at all times while in any boat. You're welcome to use our life vests and paddles stored in the restroom.

The Brazos River on the boundary of the Ranch flows from north to south. You should **canoe downstream** from our Ranch, which is to the south (to the left as you enter the river from the Ranch). The river is deeper and wider downstream than it is upstream. Except when the river is high, the current downstream is not too swift, so you can canoe downstream and then canoe back upstream to return to the Ranch. It's usually best to paddle toward the opposite bank before turning south (left) to get into water deep enough to paddle. Then work your way back over to the east bank (left side) before the tree stump in the middle of the river. Please try to not scrape the canoes on the rocks.

Don't canoe **upstream** (to the right, north) from the Ranch. The river is too **shallow** that way.

All land on **both sides** of the river is private. **Do not trespass** on our **neighbors' properties**.

You will rarely see anybody else on the river, so you should take your **cell phone** in case you need help.

Please **return** the canoes, kayaks, life vests and paddles to their places by the restrooms.

Swimming

The water in the River by our Ranch is cleaner than many public rivers, but we do not recommend swimming in the river, especially in the hotter months, if you have any open lesions. Do not drink the river water.

CHECK-OUT PROCEDURE

Check-out time is 11:00 a.m.

Please complete all the items on this page before you leave. *

WATER

_____ Make sure none of the indoor or outdoor water faucets are running.
(The faucet outside is near the dining room window.)

KITCHEN

_____ Wash all dishes used

_____ Countertop and Dining Table: wipe clean

_____ Refrigerator / Freezer: clean spills inside & out.

BATHROOMS

_____ Leave used towels and washcloths on bathroom floor(s).

BEDROOMS

_____ Leave sheets, etc. **on the beds.** Do **NOT** make the bed(s) that were **used.**

TRASH

_____ Place all trash in **outside** trash bin

TEXT Curtis at **254-722-3842** when you're leaving. Please let him know if the propane, coffee or any other supplies need to be re-filled

*Note: The attached *Checklist for Cleaners* is for our cleaners to follow, not our Guests. We provide that Checklist for Guests to see what furnishings are available in the house for their use.)

Thank you! We hope you enjoyed your stay and will return!

Don't forget your personal items!

Directions and Information about Entrance Gates

Our ranch is 5 miles north of Waco, Texas, and 5 miles west of Elm Mott. The best GPS address to use to get to our entrance is Café Homestead's address: 608 Dry Creek Road, Waco, TX 76705.

The **map below** shows how to get to the end of the public road (Halbert Lane), at the entrance of the Brazos de Dios campus, **pictured on the right**.

You must slow to **10 MPH** before you get to the entrance of Brazos de Dios, or you will not be able to make the sharp turns onto our road.

WATCH FOR CHILDREN crossing the road. A parking field is on the left side of the road. A cafe and craft village are on the right side.



The **Detailed Map** on the next page shows how to get from the end of the public road to our vacation house, stables and river pavilion.

Call or text 254-722-3842 **when you're on your way** so we can open the gates on our private road.



There are **two entrance ways** (20 feet apart) to get from the public road, Halbert Lane, to our private ranch road (see above). Each entrance has its own gate. The entrance on the right belongs to the Brazos de Dios campus. It's open each day from 7:00 a.m. until midnight, except Sunday. **You are welcome to use their entrance road** and stay on their paved road for about 100 feet before turning **left** and then immediately right to get on our gravel road, marked with a small sign that says, "**Bluffs Ranch Road.**" Or you can drive through our **red gate** to the left (under our sign in yellow letters, "Brazos Bluffs Ranch").

Both front gates are closed **each night from midnight until 7:00 a.m.** The **white** gate has an automatic electric opener to exit. If you need to leave after midnight, stop far enough from the gate that it can open without hitting your vehicle. If you need to enter our Ranch between midnight and 7:00 a.m. let us know so we can tell you how to open our front gate. A watchman stays in the welcome center at the entrance all night if you need assistance.

If you push the white electric gate to open it, it will break and cost you over \$1,000 to replace it.

There's a **2nd red gate** on our private road with a sign on the fence on the left side that says "No Trespassing". You will need to get the combination to the lock on that gate to drive to the House.



Brazos Bluffs Ranch Vacation House

Checklist for Cleaners

Living room:

- _____ leather sofa
- _____ recliner
- _____ 2 easy chairs
- _____ 2 paintings of birds
- _____ cherry coffee table
- _____ red wood stove
- _____ fireplace set: holder, shovel,
poker, broom
- _____ wall clock
- _____ Hutch with guest book, pen,
potpourri, DVD, books,
games
- _____ end table with 2 drawers
- _____ stained glass lamp
- _____ white & silver floor lamp
- _____ black floor lamp
- _____ area rug

Front Porch:

- _____ 2 rocking chairs
- _____ table

Carport:

- _____ barbeque grill
- _____ 4 outdoor chairs

2nd bathroom:

- _____ 6 bath towels
- _____ 6 wash cloths
- _____ hand towel
- _____ soap dish
- _____ trash can and rug
- _____ toilet bowl brush + plunger
- _____ metal shelf

Master Bedroom:

- _____ iron king bed with comforter
- _____ 2 night stands and 2 table lamps
- _____ 2 king pillows
- _____ 2 boudoir shams + 2 European shams
- _____ 4 paintings: dunes, lilies, birds, flower
- _____ accent rug
- _____ glider rocker
- _____ floor lamp
- _____ 4 TV trays
- _____ closet hangers

2nd Bedroom and closet:

- _____ white queen bed with comforter
- _____ 2 night stands and 2 table lamps
- _____ 2 pillows
- _____ 2 pillow shams
- _____ painting of barn
- _____ Egyptian rug on wall
- _____ small rug
- _____ space heater (fan)
- _____ closet hangers

Master Bath:

- _____ Hair dryer
- _____ 14 bath towels
- _____ 11 wash cloths
- _____ 2 hand towels
- _____ soap dish
- _____ trash can
- _____ iron
- _____ 2 sets of navy sheets
- _____ 2 rugs
- _____ toilet bowl brush + plunger

Master Closet:

- _____ 2 extra sets king sheets
- _____ 2 extra sets twin sheets
- _____ 2 extra regular pillow cases
- _____ down comforter
- _____ air purifier
- _____ 7 wood hangers
- _____ mop + cleaning cloths
- _____ broom + dust pan

Brazos Bluffs Ranch Vacation House

Checklist for Cleaners

Things to Do/Check:

- Turn off all water outside and inside.
- Check Guest's Check-out Procedure.
- Make sure dishes are clean and neatly stacked.
- 2 return air filters (master bedroom and loft).
- All light bulbs
- Sweep carport, porch and walkway.
- Clean porch rockers and railings.
- Spray wasps, if any.
- Water flowers, shrubs and trees if needed.
- Distilled water in clothes iron
- Clean propane grill.
- Turn propane bottle off and check level.
- Text when trash needs to be emptied.

- Leave thermostat on at 70 degrees

- Close upstairs and downstairs west shutters.
- Check felt pads on dining room chairs (extras in basket on frig).

- Change combination on gate lock and key pad

Items to Keep in Stock

- distilled water for iron
- BBR homemade soap
- shampoo
- toilet paper
- coffee
- coffee filters
- tea
- matches
- napkins
- Kleenex
- lint rollers
- dusting supplies
- sweeteners for tea and coffee
- salt, pepper, misc spices
- A/C filters
- trash bags
- trash barrel liners
- light bulbs
- propane for grill
- wasp spray
- glass cleaner
- disposable gloves

Signature of Cleaner: _____ Date: _____