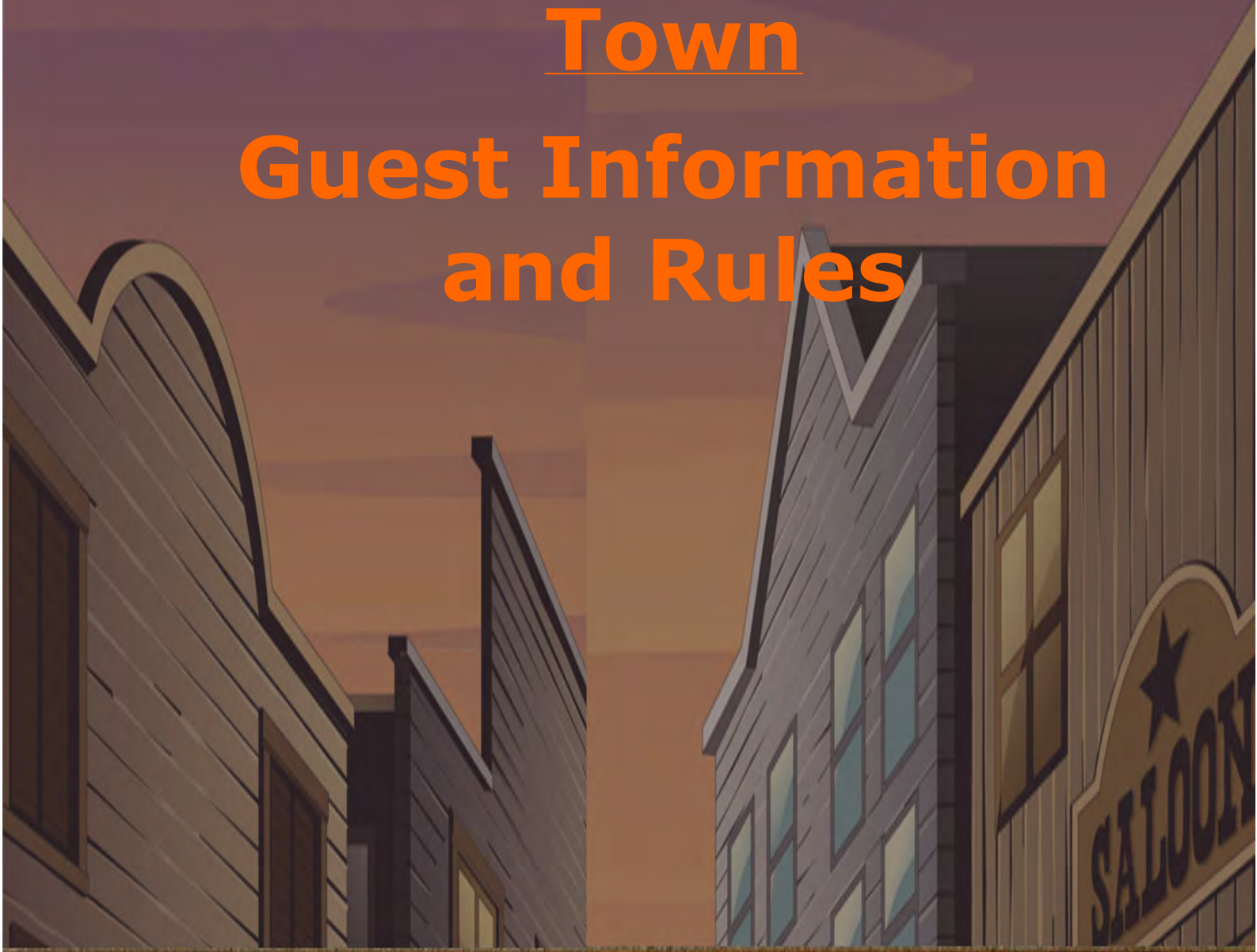




Texas Tombstone Guest House Town Guest Information and Rules





Dear Guests,

Howdy and welcome to our Town, Texas Tombstone.

We are so happy you have chosen our property for your vacation.

Before you settle in and get comfortable, we would like to make you aware of the Town rules at our vacation rental. Understanding and complying with our Town rules will make for a comfortable and fun stay for everyone.

Please read each of the rules carefully to avoid any danger or deductions from your security deposit upon checkout.

- Please treat our Town with the same respect as you would your own home. We have put a lot of effort into making this into a lovely space to be enjoyed by our guests.
- Be sure to maintain a good level of cleanliness throughout your stay. This will make it easier when checkout time comes.
- Please report any accidental damage immediately. We will investigate the issue internally to decide if and how much the deduction or repair cost will be.
- We hope you have lots of laughter and fun times during your vacation. However, we would really appreciate it if you were mindful and keep noise to a minimum during nighttime hours.
- Please ensure you read and fully understand the Town rules at the beginning of your stay. If anything is unclear, please contact us so we can explain in further detail to avoid any misunderstandings.
- The Town is on a ten-acre tract of land which is part of a larger ranch. The ranch owners will always be on the ranch so your questions/concerns can be addressed in minutes.

Have fun. This is your vacation time, and we hope you make the most of our Town, its amenities, and your opportunity to relax and visit the surrounding area.



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Property Map

Here you can find a simple map of our Town. Information and special rules on specific parts of our Town are written below, so you can easily understand where things are located and how to use them safely.





TOWN RULES

Compliance and Final Agreement

We have set out these Town rules so that every guest visiting our property has a safe, secure, and most importantly fun stay at our place. Compliance with these rules is essential for every member of the traveling party. We hope you have an exciting time and find everything you need in our Town.

- Breach of any of these Town rules is a breach of the terms and conditions of occupancy, as per the rental agreement you have signed.
- We reserve the right to evict any guests or visitors from the property who refuse to follow these Town rules.

In any case, please use common sense while staying in our Town. If you are unsure about any Town rules and require further clarification, please call us.

RENTAL AGREEMENT

In addition to reviewing the Town information and rules, you will be required to sign a Waiver and Release form prior to your stay.



TOWN RULES RELATED TO CHECKOUT

Checkout is at 11 a.m. Late checkout can be accommodated for an additional fee, to be agreed upon with the host at the time of reservation.

Upon checkout, please do the following:

- Strip all used beds and leave sheets on the bed.
- Put all dirty towels in a pile on the bathroom floor.
- Make sure there are no dirty dishes in the sink. Load dishwasher and start.

Make sure all trash is taken out. Garbage cans are outside by the Train Depot.

Town Rules

Parties and Events

Parties and large gatherings of any kind must be approved in advance and must comply with our other Town rules regarding noise, visitor numbers and parking.

Guests

We want you to enjoy your vacation and time in our Town to the maximum, but we do ask that you limit your guests to your booking party only.

Noise

Please be sure to respect the community and try to keep noise levels to a minimum, especially after dark.

- Please try to avoid making any loud noise between 9 p.m. and 8 a.m.
- If any neighboring residents report excessive noise or unruly behavior, we may have to evict you from our property and terminate the vacation rental agreement. This could result in loss of security deposit and rental amount.





Town Rules

Garbage

Below are written details of how to dispose of garbage correctly.

- Please dispose of garbage in the proper containers. There are two garbage bins in a pull-out drawer on the kitchen island. There are two garbage bins outside by the grills. Each building has a garbage bin in the front area and one in each bathroom.
- When bins are full, please take garbage to the trash cans located on the side of the Train Depot.
- Kitchen trash bags are located underneath the kitchen sink.
- Outside trash bags are in the grill area.
- Our property is on a septic tank, so please **DO NOT** flush any sanitary products or anything except toilet paper down the toilet. We provide a bin for this in each bathroom.



Town Rules

Balcony and Deck Areas

Balconies are great when it comes to views over the Town property, but they can be a major hazard zone for little ones. This applies also to the deck areas on our property.

- **Never** leave children unsupervised at our property without any adults, especially regarding the balconies inside the Saloon, the outside front deck area, and the deck around the hot tub.
- Although we have taken every measure possible to make our property safe for children, there are areas that children **MUST BE** accompanied by an adult, which include the balconies, hot tub, swimming pool and deck areas.





Town Rules

Kitchen

Our kitchen is stocked with the basics, such as cooking oil, simple seasoning, and some condiments. Please treat our kitchen with the love and respect you would your own to keep it in great condition for other guests.

- Please be sure to ventilate the kitchen after cooking anything that could leave a strong smell behind.
- Be careful not to wash food remains down the drain. Please throw any kitchen scraps into the trash bins.
There is not a garbage disposal on the Kitchen Island.
- To simplify the inventory process, please return any kitchen items to where you originally found them.
- Kitchen cleaning products are under the sink. If any products run out during your stay, please let us know so we can replace them.
- Please use the cutting boards located in the cabinet next to the stove. The Texas Tombstone cutting board is for decoration only.
- There are some canned goods and other imperishable foods in the General Store, which you are free to use as you wish. Always check the expiration date before eating anything. We always make sure not to leave expired food in the Town, but oversights may happen.

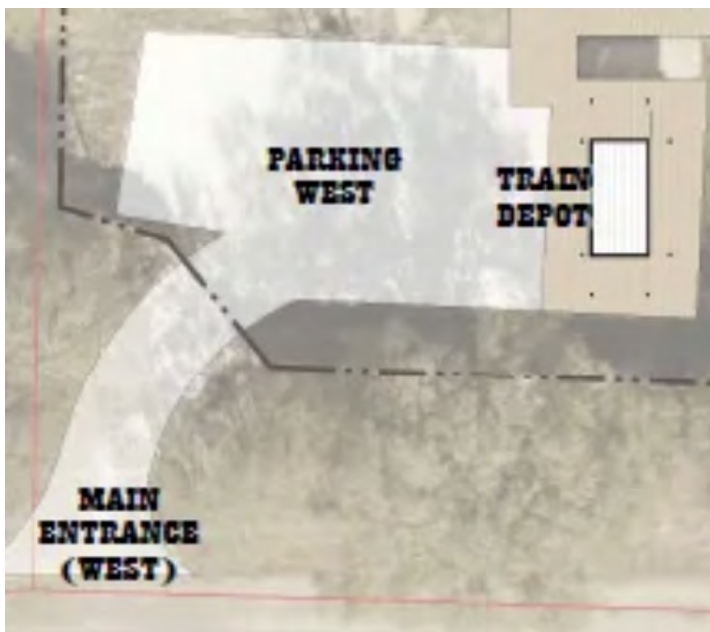


Town Building Descriptions



TRAIN DEPOT

The Train Depot is the first building you see when parking. It houses the well and Halo water filter system that allows drinkable water from every faucet. A full-size refrigerator and freezer are located here for extra food storage. You can also find a wagon and outdoor games such as croquet and cornhole.



BIRDCAGE THEATER

The Theater is a six hundred square foot building with the theme of an old Western Theater lobby in the front and a luxurious home Theater in the back. It is decorated with the family's favorite movie posters. The Theater seats six but can accommodate more. Just grab a blanket from the basket on the stage, some popcorn and candy, and enjoy the movie. Kiddos can lay on the comfortable rug on the floor.

The Theater includes:

- The front reception ticket counter.
- A Pac Man and a Skee Ball game.
- An old-fashioned popcorn machine along with a variety of popcorn seasonings.
Instructions on how to make popcorn are available.
- Assortment of the most popular movie theater candies.
- A mini fridge located behind the ticket counter for all your favorite beverages.
- A bathroom or outhouse is in the lobby decorated with a movie theme.
- Our property is on a septic tank, so please **DO NOT** flush any sanitary products or anything except toilet paper down the toilet. We provide a bin for this in each bathroom.
- A comfortable leather couch and three reclining movie theater chairs.
- A basket of throw blankets.
- An 85-inch smart TV for watching any movie of your choice by logging into your favorite streaming service.
- A stage for enjoying family performances or karaoke nights.



Bird Cage Theater

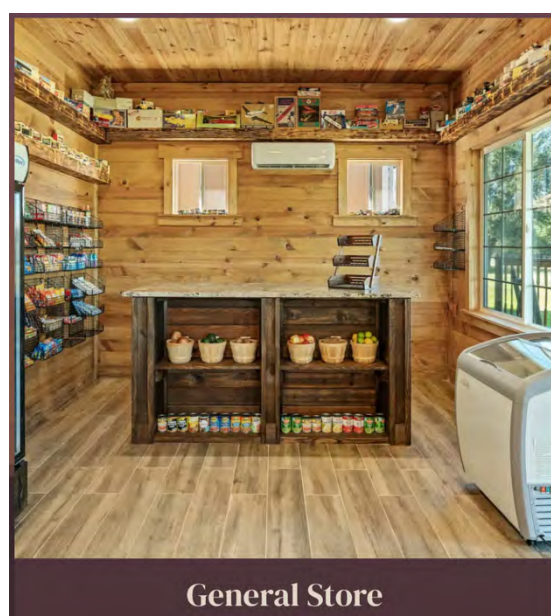
GENERAL STORE

The General Store is a six hundred square foot building with the theme of an old Western Store in the front and a modern bedroom and bathroom in the back. The General Store is fully stocked with snacks, drinks, toiletries, and personal items. If there is anything you forget or need, you most likely will find it here. Please help yourself. The Store sleeps four.

The toy collection displayed on the shelves were collected from actual family members. They are for decoration only. Please do not touch.

General Store includes:

- A comfortable sofa sleeper with a high-quality queen memory foam mattress. All the bedding, sheets, pillows, and blankets are in the bedroom closet.
- Air Conditioner/Heater units in both areas. Remotes are hung on the walls.
- Ceiling fans remotes are either hung on the walls or on the bedroom side tables.
- A king size bed with a comfortable Beautyrest mattress.
A smart television with remote.
- Two luggage stands in the bedroom closet.
- Two pack and play cribs with sheets in the bedroom closet.
- A fully stocked bathroom with towels, blow dryer, lotion, shampoo, conditioner, and body wash gel.
- Our property is on a septic tank, so please **DO NOT** flush any sanitary products or anything except toilet paper down the toilet. We provide a bin for this in each bathroom.
- An assortment of board games can be found behind the store counter. Also, a karaoke machine for the singers in the group.
- A suggestion box is located on the front desk. Suggestions are encouraged and appreciated.
- A donation box is near the counter. Donations are accepted, for any food, drinks, or snacks that you take, but not required.



General Store

OK CORRAL

This is the main outdoor gathering area in which you will find a bar and kitchen all located under a covered patio. If you are into grilling and entertaining, this is the place for you. There are two large gas grills, one large flatiron grill, a wood pellet smoker grill, a sink, refrigerator, lots of seating and a smart TV above the bar. All grill items are located under the kitchen counter.

You can also find an outdoor fireplace with living room style seating at the Corral. This is a great place to gather and reminisce with family and friends while enjoying the gentle warmth of the fire. Fireplace tools are supplied. The patio chair cushions and pillows are in the brown storage bins behind the fireplace.

Other amenities you will find around the corral include a large resort style swimming pool and hot tub. The putting green, sand volleyball court and kids' play area are connected to the O.K. Corral as well.

The O.K. Corral has something for everyone. We hope you can relax, have fun, and enjoy your time here in the Old West.

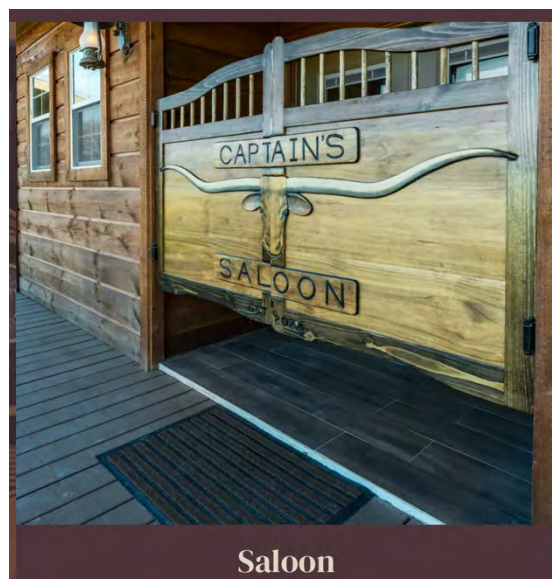


SALOON

The Saloon is the Town's main gathering spot. It is in the middle of Town and houses the main kitchen, laundry room, bathroom, and bar. The Saloon is truly the place to be. There is something always happening here. It seats many people with its two high-top tables, bar stools, comfortable leather couch and huge dining room table. This multipurpose table is not only for dining, but doubles as a pool table for entertainment. Please ask for assistance if you need help assembling it. The Saloon also has two large flat screen TV's and a full-size shuffleboard.

The Saloon also includes:

- A bar with mixing drinks and glasses.
- Two mini refrigerators for an assortment of beverages.
- A coffee bar with a Nespresso machine/Keurig machine/standard drip pot.
- The pool table items are stored in the benches.
- A fully stocked kitchen with the basics, such as cooking oil and simple seasonings.
- A microwave, toaster, teapot, two knife sets, cooking utensils, coffee pot, ground coffee, sugar, and creamers on the kitchen counter.
- A crock pot under the island.
- A small sink on the island for washing veggies and fruits. Please do not wash food down the drain. This sink does not have a garbage disposal.
- A Laundry Room with a full-size stackable washer and dryer.
- Laundry detergent is located on the shelf.
- An ironing board and iron.
- Two baby Bumba chairs.
- Beach towels are in the glass door facing the pool on the rear wall of the jail.
- Vacuum and broom.
- First Aid kit.



Saloon

UPSTAIRS BUNKROOM

The upper level of the Saloon is the Bunkroom which includes four queen bunk beds and a bathroom. You enter the Bunkroom by the outside staircase just east of the Saloon. The Bunkroom steps out onto a loft overlooking the amazing Saloon below. The Bunkroom sleeps eight.

The Bunkroom includes:

- Four queen size adult bunk beds each with a comfortable Casper mattress. Easy access to the top bunk with steps instead of a ladder.
- Two sitting chairs for reading, watching television or just relaxing.
- A smart TV with remote.
- A long wooden credenza below the TV for guests' luggage and belongings.
- A fully stocked bathroom with double sinks, towels, blow dryer, lotion, shampoo, conditioner and body wash gel.
- Our property is on a septic tank, so please **DO NOT** flush any sanitary products or anything except toilet paper down the toilet. We provide a bin for this in each bathroom.

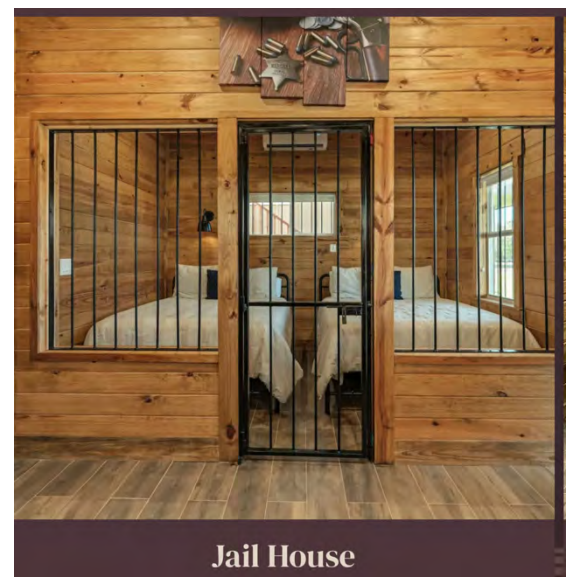


JAIL

The Jail is a six hundred square foot building with the theme of an old Western Jail in the front and a modern bedroom and bathroom in the back. Please treat our Jail with respect as we have put a lot of effort into making it look authentic by including actual photos of family members along with some of their personal household items. The Jail sleeps six.

Jail includes:

- Two queen size beds with Dream Sleeper mattresses located in an authentic looking Jail cell.
- Air Conditioner/Heater units in both areas. Remotes are hung on the walls.
- Ceiling fans remotes are either hung on the walls or on the bedroom side tables.
- A handmade log cabin king size bed with an extremely comfortable TempurPedic mattress.
- A smart television with remote.
- A fully stocked bathroom with towels, blow dryer, lotion, shampoo, conditioner, and body wash gel.
- Our property is on a septic tank, so please **DO NOT** flush any sanitary products or anything except toilet paper down the toilet. We provide a bin for this in each bathroom.
- A luggage stand is in the bedroom closet.
- Two non-firing replica rifles for decoration only. Please **DO NOT** touch or play with.
- The hand cuffs are real and are only for decoration. Please **DO NOT** use.
- Four BB guns. Please **DO NOT** touch or use.
- A quill pen and paper to try and write the Old West way.
- A suggestion box, located on the wall, is highly encouraged and appreciated.

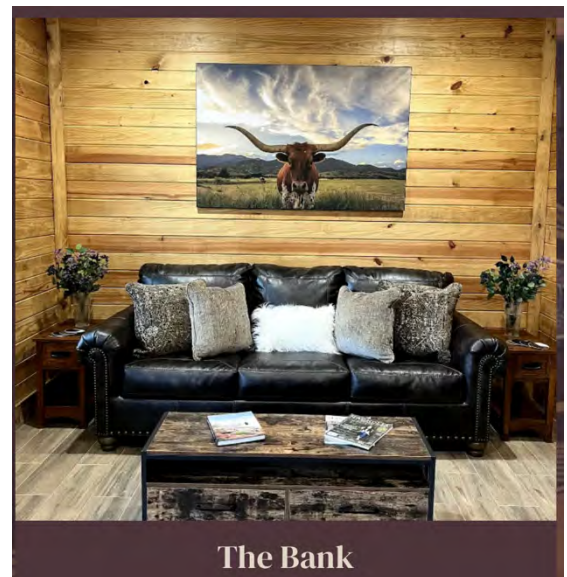


BANK

The Bank is a six hundred square foot building with the theme of an old Western Bank in the front and a modern bedroom and bathroom in the back. The Bank sleeps four.

Bank includes:

- A sofa sleeper with a queen memory foam mattress. All the bedding, sheets, pillows, and blankets are in the bedroom closet.
- A “business center” including a computer is in the front for those needing a quiet space to work.
- Air Conditioner/Heater units in both areas. Remotes are hung on the walls.
- Ceiling fans remotes are either hung on the walls or on the bedroom side tables.
- A king bed with a new Dream foam mattress.
- A smart television with remote.
- Two luggage stands in the bedroom closet.
- A fully stocked bathroom with towels, blow dryer, lotion, shampoo, conditioner, and body wash gel.
- Our property is on a septic tank, so please **DO NOT** flush any sanitary products or anything except toilet paper down the toilet. We provide a bin for this in each bathroom.
- A treasure box filled with gold chocolate coins is not only for decoration, but for those needing a sweet treat.
- Lollipop Tree. Kids love going to the Bank for a lollipop.
- A suggestion box is found on the Bank counter along with delicious lollipops for the kiddos. Suggestions are highly encouraged and appreciated.





Activities and Other Information



OUTDOOR ACTIVITIES

Outdoor activities include:

- Large resort style swimming pool.
- Large salt water hot tub.
- Putting green.
- Sand volleyball court.
- Grass play area.
- Croquet in Train Depot.
- Cornhole in Train Depot.
- Outdoor seating for relaxing.





CONTACTS AND WIFI

WIFI Username: TexasTombstoneGuest

WIFI Password: TexasTombstone2022

Contacts:

Mike Chapman: 903-603-5280

Nick Chapman: 520-275-1203

PLACES IN THE AREA

Food/Grocery & Pharmacy

- **Brookshires**
1200 S 3rd Street, Mabank, TX 75147 (903-887-0126)
880 E Highway 243, Canton, TX 75103 (903-567-6523)
- **Walmart**
1200 W Main St, Gun Barrel City, TX 75156 (903-887-4180)
603 E Highway 243, Canton, TX 75103 (903-567-5744)

Restaurants

- **Mi Pueblito Mexican & Cantina Restaurant**
1504 S Third St, Mabank, TX 75147 (903-887-1969)
- **Little Mexico Drive-Thru Breakfast and Lunch**
127 S Gun Barrel Lane, Gun Barrel City, TX 75156
- **Hector's Mexican Restaurant**
1900 W Main Street, Gun Barrel City, TX 75156 (903-887-1179)
- **Cedar Creek Brewery for Kraft Beer**
336 E Cedar Creek Pkwy, Seven Points, TX 75143 (903-462-2337)
- **B4 Barbeque Best BBQ**
Located Inside Mabank Feed Store Hours 11-2
1100 N Third St, Mabank, TX 75147 (903-910-5272)
- **Tara Vineyard & Winery**
8603 County Road 3914 Athens, TX 75752 (903-675-7023)
- **Triple N Ranch Winery**
5220 Key Ranch Rd, Trinidad, TX 75163
(361-867-9463)
- **Vernon's Restaurant located on the Lake.**
2101 E Cedar Creek Pkwy, Kemp, TX 75143 (903-432-0903)



PLACES IN THE AREA

Entertainment

- **First Monday Trade Days Monthly Flea Market**
1455 N Trade Days Blvd, Canton, TX 75103 (903-567-6556)
- **Pinnacle Golf Course**
200 Pinnacle Club Dr, Mabank, TX 75156 (903-451-4653)
- **Rocky Ridge Drive-Thru Safari**
3350 FM 1256, Eustace, TX 75124 (903-502-2100)
- **Cedar Creek Lake**
www.cedarcreeklake.com
- **Lonestar Marina**
1937 Island Circle, Tool, TX 75143 (903-432-2268)
Boat and Jet Ski Rentals
Restaurant upstairs