



Welcome To

KOKOPELLI GETAWAYS

Lake House @ Laguna Tres

422 GRANADA CALLE, GRANBURY, TX 76049

Owners: Tom & Michelle Grothouse

972-896-4179 and 817-723-4811

Our little lakefront oasis is a few minutes from the downtown square of the best historical small town in America. Granbury is a great place to relax and enjoy shopping, music, dining, theater, water sports, and festivals.

We hope you have a great time here and come back to see us again!

About This Book

Within these pages you will find information about the house, things to do, places to eat, house rules, and things to be aware of to assure you have a safe and enjoyable stay. Please read this cover to cover!

About Laguna Tres

Homeowner Association

Laguna Tres has a Homeowner Association with rules that are enforced. About half of the owners are residents and about half are “weekenders’ and a handful of short-term rentals.

Short-Term Rentals

Short-term rentals are permitted provided laws and Homeowner Association rules are followed. Tom is a Homeowner Association board member.

Please follow the rules in this guest book to help us keep fun places like Kokopelli available. Also, it would be kind of awkward for a board member’s short-term rental to be called out for issues.

Local Personalities

There are a few “Local Personalities” that make sure rules are followed, especially when it comes to short-term rentals. Let’s call them Mrs Kravitz and Mr. Magoo for fun.

Mrs. Kravitz has two small dogs and walks the entire subdivision every evening. Mr. Magoo cruises in his pickup listening for sounds beyond the property line and people exceeding the 20 MPH speed limit. Be nice to them!

Our Neighbors

The neighbors around us are aware we may rent Kokopelli from time to time and keep an eye on the place for us. They are friendly and may ask who you are. Just tell them you are guests of Tom & Michelle.

- Directly Across: Steve and Debbie
- Across Left: Ben and Terri
- West: Gary & Elaine
- East: Debbie

Local Law Enforcement

Laguna Tres is barely outside the city limits of Granbury so the sheriff is the law around here. He’s a good old boy but does not appreciate rowdy behavior, loud music, fireworks, and fast drivers.

Monitor your speed as you head into Granbury as the Texas DPS troopers like to hang out on Highway 51. As you exit Laguna Tres, be very carefully getting on Highway 51 and look carefully around the guardrails.

When in Granbury, monitor your speed and be very careful on Highway 377. It’s often congested as it’s the main drag through town. Granbury police are professional but firm. Be respectful and cheerful with them.

Neighborhood Pride

Many of the owners have been here since Laguna Tres was built in 1983. Others are weekenders who have worked very hard to be able to afford a second home.

The neighborhood has a spirit of community and shared pride and protectiveness. Yards and homes are very well-maintained, parking is orderly, trash cans are in when not in use, and noise levels are managed.

Our goal is for you to have a safe and fun stay without too many rules. Our goal for our neighbors is that they are never be able to tell the difference when a guest is staying there or when we are staying there. Our home is your home.

Vehicle Parking

Laguna Tres has narrow streets and some streets do not have cul-de-sacs. The number one complaint about weekenders and short-term renters is they bring in lots of cars and block streets, driveways, or impede traffic.

Primary Parking: There is usually room for 3-4 cars on the driveway. Use care when backing to avoid hitting the mailboxes on either side of the street. You can back into Steve's driveway but use care to never touch his grass!

Secondary Parking: When driveway parking is full, you may parallel park along the street in front of the house provided vehicles face the correct direction (west). Do not park in the street!

When parallel parking, the driver's side tires should be the only part of the vehicle on the street. Your passenger side tires should not be any further into the front yard than a flat marker rock on the left side of the driveway.

Last Resort Parking: Back yard parking behind the double gate is permitted provided you assume all risks of injuries or damages to vehicles, our yard, fixed objects, and septic tanks.

Please help us keep the yard looking nice. If primary and secondary parking is full, please park the lightest vehicle behind the fence. If it is raining, please don't park on the grass at all.

The left side back yard soil behind the double gate is soft and the neighbor's tree has overhanging limbs. If the ground is wet or storms threaten, your vehicle could get mired in mud and at risk for falling tree limbs.

Note the left side front and back yard fixed object hazards: low brick wall on left edge, double gates, air conditioning unit, and the posts before the terrace edge. Be careful and have a lookout help you park safely.

Septic Tank Hazard: Two septic tanks are buried in the middle of the front yard. Do not drive vehicles on the front yard outside the areas bounded by the rocks on the left side of the yard leading up to the double gate.

The weight of vehicles or trailers will crush the septic tanks. See the map for reference. You break them, you buy them. They are not cheap!

Owners have the garage reserved for personal use. If you have a special need parking situation, please contact the owner regarding garage access.

Boat Trailer Parking

The HOA prohibits visible boats or boat trailers in Laguna Tres. Do not park a boat trailer in the driveway or along the street for more than a few minutes. This is a major no-no. Do not do it!

An average boat trailer may fit in the left side backyard behind the double gates. Use assistants to assure the gates stay open and you do not hit any persons, the gates, the air conditioner, or posts while entering or exiting.

It is highly recommended that trailers be disconnected and moved into place manually to minimize the odds of hitting a fixed object, driving over a septic tank, or driving in the neighbor's yard.

Note: See the Boating section for another boat trailer parking option – Hunter Park.

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Basic Stuff & Safety

Cooking & Coffee

Feel free to cook using the double ovens, microwave, and toaster and the coffee maker. There is a propane grill on the porch. Before using the propane grill, read the grill usage instructions in this book!

Kitchen Supplies

The kitchen is stocked with drinking glasses, dishes, pots and pans, and silverware. Trash bags are stored under the sink. The best grocery stores in town are Wal-Mart, H.E.B., and Kroger and the best liquor store is Specs. All are on 377.

Dishwashing & Food Disposal

The sink is equipped with a special disposal compatible with the septic system. Even so, please do not put hard to grind things like eggshells, onion or potato skins, or rice in the disposal. Just put that kind of stuff in the trash.

Laundry

The washer and dryer are off the kitchen. Supplies are in the cabinets above. Be sure to check the lint filter. If there have been very heavy rains for a few days, the septic may not be able to drain. The result is the washer's drain pipe may "burp" a small amount of water that ends up on the floor. If this occurs, limit washer usage as much as possible.

Trash

Put trash in plastic bags and deposit in the large trash cans located in the small side yard. Put the lids on to keep the lake critters from feasting. Do NOT put the trash cans out by the street. If you are on an extended stay and the cans are full and need to be emptied, contact the owner.

Back Yard Terraces

The three stone terraces in the backyard are necessary for erosion and flood control. No one should climb, jump off, play, or walk along terraces. There are cactus, bushes, and lighting to call attention to terrace edges.

Signs

Signs have been posted to promote the safe enjoyment of the lake house. These signs are located on the handrail light posts, the gate to the lowest terrace, the front left and right of the dock, and channel side of the dock.

Shallow Water/Rock Hazards

No one should ever jump in the water or swim or wade or bring a boat anywhere near the stone bulkhead. The water is shallow and there are large rocks just below the water that are not visible from the shore.

Swimming

Guests that choose to swim in the channel assume all risks, a few of which are: a) boats may not be able to see swimmers; and b) debris such as tree limbs may be in the channel and perhaps not visible from above.

Dock Safety Equipment

To assist persons in the water getting on the dock, a ladder is attached to the dock. Caution -steps may be slippery. A flotation ring on a rope is located next to the ladder and can be thrown to persons in distress.

Stairs & Handrails

The steps from the upper terrace to the lower terrace are made of irregular mortared stone. Be very careful going up or down the stairs and hold onto the handrails.

Boat and Boat Lift

The boat and boat lift are for the exclusive use of the owners. Do not attempt to raise or lower the boat. Do not attempt to get in the boat. Do not swim under the boat. Be careful when casting not to hook the boat.

Boat Tie-Up

If you choose to tie a boat to the dock along the channel, you assume liability for damage to property or persons. Tie your boat securely, use bumpers, use care entering and exiting, and do not impede channel traffic.

Kayaks

Owners are not responsible for kayak accidents or accidents entering or exiting kayaks.

If you take on the risk of using the kayaks, it is recommended you and you enter and exit using the ladder on the dock. Be very careful and be prepared to get wet. Wear shoes in case you touch bottom as there may be rocks, sticks, etc.

Do not use kayaks unless you are an adult and very experienced with safe kayak operation. Do not take children on the kayaks as they can easily fall off or upset a kayak. This is not the place to learn how to use a kayak.

You MUST wear a life jacket. Adult life jackets are in the front closet.

Never go on the main lake. Waves can easily upset a kayak. Boaters and jet skiers can generate considerable waves and they are not likely to see a kayak in time to avoid a collision. Stay in the channels and give boats the right of way.

Do not take the kayaks to other locations. Kayaks can easily fall out of pick-up truck beds.

Do not drink and use kayaks. Kayaks can be easily upset, especially by inexperienced or unsteady operators.

If locked, be sure to re-lock after usage. If you damage or lose the kayaks or paddles, you will be responsible for repairs and/or replacement.

Dock Fishing & Fishing Gear

There are bass, carp, catfish, and perch in the lake and channels. Typical baits are minnows, worms, and catfish dough bait. Simple dock fishing can be done with a bobber and hook or with a bottom fishing rig consisting of a leader with a hook mid-way and a lead weight at the bottom.

It is recommended that guests bring their own fishing gear. Basic cane poles are fine for perch and small catfish and carp off the dock. Rods and reels are recommended for larger fish and bass.

Do not leave rods unattended. A fish will take the bait and the fishing rod. If there are rod holders, use them. Use care not to cast your line into the boating lane and leave it unattended.

If you do not have fishing gear, there may be some basic spin-cast rods and equipment in the front closet. If a prior guest has not used due care, you might have to re-string or buy additional hooks, weights, bobbers, etc. at Wal-Mart.

Personal Watercraft Lift

Guests that use the jet ski lift assume all risk of damage to property or persons. If anyone gets hurt or you damage the lift, the dock, or your jet ski, you are responsible. It is not a toy. Children are NOT to play with the jet ski lift.

The cradle is raised and lowered by turning the wheel. Never lower the cradle below what is needed for a jet ski to float off. Guests that lower to the bottom risk issues with the cable winding mechanism.

When not in use, the cradle must be raised above the surface of the water. If left below the water line, unsuspecting boaters could hit it plus it will hasten deterioration of the skids.

The lift will may not fit wide or long jet skis. Do not use the jet ski lift if your jet ski has taken on water. Use common sense. If your jet ski does not fit the lift, just tie it up to the dock.

If the jet ski lift is inoperative, which is sometimes the case, there will be tape or a sign affixed provided the owners are aware of the situation. Guests have broken the lift multiple times and parts are expensive and very difficult to locate.

Dock Lights

The lights on the dock are turned on by plugging the power cord into the GFCI outlet on the dock. Please unplug the lights when not in use.

The circuit has two GFCI outlets. One GFCI outlet is on the dock and the other GFCI outlet is on the east lower terrace. It may be necessary to reset one or both GFCI outlets. If they do not reset, do not attempt to repair.

If the lights will not come on after resetting the GFCI outlets, the breaker in the garage may have tripped due to high moisture levels or recent rains. If having the light on is essential, contact the owner for assistance.

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Propane Grill Usage

Propane Grill

Guests assume risks associated with using the propane grill. The igniters rarely work because of age and spider webs that are often in the gas igniter tubes. Manual lighting is the only reliable way to get the gas ignited.

1. Take off the grill cover.
2. Remove the left grill grate to expose the left burner.
3. Turn on the gas at the propane tank inside the cart.
4. Immediately turn the left most grill knob to allow gas to flow into the left burner.
5. Use the lighter wand to light gas at the front of the left burner and replace the grate.
6. Turn on the gas to the adjacent burner using the gas knob. Repeat until all burners are lit.
7. Clean the grill by turning up the burners to high and use the grill brush to scrape off grease and char.
8. When done, turn gas knob off at far right, then the next one to the left, and leave the leftmost gas knob on.
9. Turn off the gas at the tank and let the last gas in the system flame out at the leftmost burner.
10. Turn gas knob to off on the leftmost burner.
11. Replace grill cover after grill has cooled to the touch.

Notes:

- *If searing is desired on the upper rack, turn on gas to center upper burner and monitor closely.*
- *If you are unable to get the grill to light, there may be a problem so shut off the gas at the tank.*
- *If the gas tank is empty, use the spare gas tank. Use care to tighten the regulator securely but do not overtighten.*
- *If both gas tanks are empty, contact the owner. We generally refill at Arrow Feed & Supply.*

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House Rules

Smoking

No smoking or vaping inside the house. We have very sensitive allergies. Please be considerate. Thank You! If you must smoke, be sure it is away from doors and windows and pick up butts and ashes.

Recreational Drugs

Not permitted. If you are not from Texas, be aware that marijuana is not legal here. If the neighbors or the HOA becomes aware of any drug activity, it is reported quickly and rules and laws are enforced.

Alcohol

Enjoy in moderation if you like but keep in mind alcohol and boating and swimming can be a dangerous combination. Also keep in mind there are stairs and terraces on premises to navigate.

Fireplace

The fireplace is a traditional wood-burning unit and as such it can leave the house smoky for several days. Trust us, we found out the hard way! Please do not use the fireplace but feel free to enjoy the fire pit.

Loud Noise

Sound travels great distances over water. If using the outdoor speakers or having a party on the patio, use care not to turn up the volume loud enough to be heard beyond the porch and back yard.

Garage & Master Bedroom Closet

Both are locked and reserved for owner's exclusive use. Please don't try to force the doors open or pick the locks. There's nothing worth getting into. Instead, how about a nice board game or drowning a worm on a hook?

Wet Bar

There is a wet bar with a margarita set and wine glasses. Please be careful with the one-of-a-kind margarita set. It's more for décor than use, unless you are super-careful. There are plenty of plastic cups for the clumsy.

The cabinets below the counters are locked and reserved for the owner's use. Please don't pull on the doors or try to pick the locks. That is not a cool thing to do! If there were spirits in there, they'd get angry and haunt you.

Maintenance Issues

If something breaks or does not work, call the owners or the property manager. Do not try to effect repairs on your own. If the owners cannot get there quickly to effect repairs, a qualified service person will be dispatched.

Water Leaks

If you detect a water leak call the owners right away. If you are able, the favor of turning off the water would be appreciated. The connection is by the mailboxes. The turn off wrench is stored just behind the driveway gate.

Water Heater & Electrical Issues

The water heater is new and in the garage. The breakers are also in the garage. Call the owners if any problems with the water heater or power. Owners may provide access to the garage to shut off water heater or breakers.

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Boating

About Lake Granbury

The Brazos River was dammed which resulted in the river having numerous very wide spots that are collectively referred to as Lake Granbury. *Boating can be hazardous! – Read carefully!*

There are many shallow areas and many stumps, many of which are just below the water. After major storms, the lake can become congested with debris, tree limbs, and fallen trees. Use your depth finder and have a lookout.

If you stray inside the buoys towards the shore, you may run aground or hit stumps. Other buoys indicate no wake zones or denote “traffic lanes” if you head towards town. Ignore the buoys and bad things can happen.

The closest places to ski and tube are on either side of the Highway 51 bridge. Stay in the middle, watch for jet skis, and don't get so close to shore your wake bashes bulkheads and docks.

To the right is a channel to another subdivision and the main lake. When entering the main lake, going left takes you to the 377 bridge and downtown and going to the right takes you to the Highway 51 bridge and Hunter Park.

If adventurous, you can drive your boat to downtown and dock at the Mesquite Grill, Buck's Catfish, the Rocking “R”, and so forth. Stay close to buoys as they are the traffic lanes. Buoys should have flashing lights at night.

Public Boat Ramps

A free public boat ramp is directly across the street from the Laguna Tres Subdivision entry on Highway 51. It is called Hunter Park. Cross Highway 51 to enter the park and proceed to the boat ramp on the left.

It is common for boaters to leave their vehicle and trailer at Hunter Park while out boating. The last time we checked the rule signs, there was not a prohibition on overnight parking but you do so at your own risk.

There is another public boat ramp in town where Highway 377 crosses Lake Granbury. It is close to Loop 357 and the Mesquite Grill. As with Hunter Park, check the signs for information about overnight parking.

Main Lake Fishing

A fishing license is required. You can obtain a fishing license at Wal-Mart. The main targets are catfish and bass with typical bass tactics being jigs, plastic worms, and trolling with a diving plug with trailing spoon(s).

Fishing guides are affordable and know the best spots for fishing. They also know where not to fish, as in areas with obstructions and shallow areas that can damage your boat or propeller.

Game Warden/Police/Traffic

The lake is patrolled by grey boats with a blue stripe and lights. If you are stopped, expect a safety equipment check and sobriety check. Jet skiers and boats that drive fast or ignore No Wake Zone warnings are targeted.

The lake can get very busy. Watch carefully for other boaters and idiots on jet skis cutting across the bow or stern. Downed skiers and tubers should do all they can to be visible to passing boats until picked up.

Kayaking & Canoes

See the information earlier in the guest book about usage of our kayaks. If you brought your own kayaks or canoes, the best places to go are the peaceful channels around Laguna Tres and next door Sky Harbor.

If your kayak or canoe are set up for fishing, the Laguna Tres channels are a great place to try for bass. Use plastic worms and jigs around docks and logs.

There is a low-clearance bridge over 144 (also known as Morgan Street) just to the southwest of Stumpy's. You can enter the water at the state park next door to Stumpy's and go under the low-clearance bridge to a wide area with few boats.

If you keep going past the wide area, you will encounter left and right channels that are actually creek beds that feed into Lake Granbury. There is nothing interesting at the end of the left channel but feel free to explore it anyway.

The right channel probably goes back for about a mile and there are rocky outcroppings. You can see the bottom and plenty of perch and sizeable bass. You may have to carry your kayak over shallow areas when water levels are low.

If you are not up for the long over-the-water trek from Stumpy's to the right channel, you can use the boat launch in Comanche Cove. The subdivision entrance is just past south of the low-clearance bridge off 144.

It can be a challenge to find the boat ramp. It is at the end of Winterwood Court. Look up 2601 Winterwood Court on Google Maps or realtor.com to get a map. You can easily launch a canoe or kayak directly into the right channel.

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Fun Stuff

Smart TV

There are no broadcast channels in range. The large remote is for the TV. You can sign on to the smart TV to access free streaming channels or your subscribed channels such as Netflix and Hulu.

DVD Player

The DVD player is to the right of the fireplace. Redbox locations are at Wal-Mart, Kroger, and CVS.

TV Sound Bar

The sound bar is located on the fireplace below the TV and provides more robust sound than the TV. Use the small remote control to adjust the sound from the surround sound bar with the +/- buttons.

Video Game TV

A TV with video game ports is located on the desk.

Games

Shuffleboard Table, Monopoly, Tic Tac Toe, Chess, Texas Hold'Em Poker, Corn Hole

The Big Word Game

We handcrafted the word game on the wall that may remind you of SCRABBLE. Lots of hours went into designing the game board, creating the magnetized tiles, and painting the grid and border. Please enjoy it with care.

Since this is not "official" SCRABBLE, feel free to come up with your own rules. Decide on if names, contractions, slang, acronyms, or "urban slang" words are permitted. Have fun with your own variations.

The basic flow is that player each choose 7 tiles and place them on their metal boards. The first player starts their word on the star square in the center of the grid, tallies their score, and draws replacement tiles. The next player builds their word off the first player's word, tallies their score, and so on. The player with the highest point total wins when all tiles have been used or players have dropped out due to not being able to make a word.

Internet

There are two Spectrum internet servers, 2G and 5G. The 2G gives extended range and the 5G is short range but higher speed. The password is kettlescout763.

Stereo

The stereo is on the desk and has Bluetooth capability. Speakers can be set to play indoors, outdoors, or both.

Fire Pit

Firewood is to the left of the porch. Put the mesh cover on top unless you are making (s'mores) and douse the fire when done. Do not use the fire pit on the porch or on the dock.

KOKOPELLI LAKE HOUSE @ LAGUNA TRES

Tom & Michelle's Food Recommendations

Town Square Dining

Christina's: Excellent fare with a moderately priced lunch menu and a higher-priced dinner menu and live music.

Farina's: Great food and wines from their local winery at modest prices. The bar used to belong to Al Capone.

Ketzlers: They have a wide variety of great German food and biergarten, often with outdoor music.

1890: This is fine dining Granbury style. Expect to spend \$50 per person or more with wine but it's excellent.

Off Square Dining

Mama's Pizza: A few blocks west of the town square, it's a chain but okay for pizza.

Pearl Street Station: Great sandwiches, gumbo, barbeque and more at moderate prices.

Babes & Fuzzy's Tacos: They have good all you can eat chain restaurant food. Known for fried chicken!

Bob's Hamburgers: Burgers and Philly Steak are great and try the Sidewinder Fries. Live music is frequent on the back patio.

Lakeside/City Dining

Buck's: This is a fantastic "hole in the wall" with great catfish as well as shrimp, burgers, etc. You can drive your boat up to the dock, use the drive-in, but we prefer to dine inside. 804 E. Pearl St.

Mesquite Grill: You can dock your boat and dine on steaks, chicken, etc. at reasonable prices. It has a great view of the main lake with patio dining available. Margaritas, bacon-wrapped shrimp, and poppers are great. 919 E. Pearl St.

Stumpy's: It's a far drive by boat from the house so better to take a car. They serve great burgers and chicken sandwiches and you can eat outside overlooking the marina. 2323 S. Morgan St. (144).

Randy's Bar & Grill: Located at 1454 US377, they have great pizza and American fare. Try the chili-cheese fries!

Grumps: This burger joint has a country atmosphere and open-air activity pavilion in back. Lots of famous people have eaten here. 3503 E. US377.

Mi Familia: Inexpensive Mexican food in a family atmosphere, it's at 1468 US377.

Acton Area Dining

Don Melquia's: Located in Acton about 10 minutes from downtown Granbury, this is an inexpensive but very good Mexican place with a bar. Queso is very good and many menu items have a little twist from typical Tex-Mex. 3132 Fall Creek Hwy.

Brock's BBQ: Between Acton and Granbury is this hole in the wall place with a crashed airplane on the roof. Lots of people like this offbeat BBQ place that often has live music and big crowds. 4021 Acton Hwy.

Best Burger Barn: In Acton behind Don Melquia's, they have large and delectable burgers and fries. 5675 N. Gate Rd.

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Tom & Michelle's Drink Recommendations

The Local Goat: Located on Highway 51 as you get close to the town square. They offer locally distilled spirits.

Silver Saddle Saloon: On the town square, they offer fancy ice cream, live music, and libations.

Sledge Distillery: Located about 15 minutes outside of town on a rural road, they distill their own moonshine and flavored whiskeys. Check on-line to find out when they are open. 8210 Paluxy Hwy, Tolar. Call first 817-888-8119.

Revolver Brewery: Saturdays are fun! Live music, food trucks, tours, and cheap beer flights. Located just south of Acton off Matlock Road. 5650 Matlock Road.

Wineries! Many people don't know the Granbury area has a wine scene that is up and coming. Granbury and Fredericksburg are in the same wine "territory" and cooperatively encourage the growth of Texas wineries.

Every year the Granbury Wine Walk is a BIG deal on the town square. Do an internet search for Granbury and Bluffdale wineries. Many have tastings and food offerings.

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Tom & Michelle's Entertainment Recommendations

Brazos Drive-In

They have current double-feature movies and reasonable entry fees and concessions. A blast from the past!!!

www.facebook.com/brazosdrivein/

Granbury Opera House

This theater on the square was built in 1886 and rebuilt after a fire. It's cozy, nostalgic, affordable, and is one of the best community theaters around with top notch productions. You get to meet the players after the show, too.

www.granburytheatercompany.org

Granbury Beach

Just east of downtown and on the lake is a beach with sand and paddleboards. <https://www.granbury.org/744/City-Beach-Park>

The New Granbury Live

Located on the town square, this venue often has notable country acts as well as tribute bands. It's a small place with antique theater seating. Get tickets early. Our favorite semi-regular band is Texas Flood. www.thenewgranburylive.com

Shopping

Shops on the town square offer antiques, curios, and art. Just north of the square is The Wagon Wheel offering rustic art, furniture, fixtures, and much more. Across from the City Beach are more antique and curio shops.

Festivals

Usually centered around the square, there are numerous festivals including 4th of July, Harvest Moon Festival of Arts, General Granbury's Birthday, the Granbury Wine Walk, Memorial Day, Lake Fest, Oktoberfest, Christmas in Granbury, Goosebump Jump, Mother's Day Gypsy Hearts. For a complete list of current events, check www.visitgranbury.com/events/annual-events

Dinosaur Valley State Park

Located a short drive away in Glen Rose, this state park has hiking trails that allow you to walk right up to real dinosaur tracks when the river level is just right. www.tpwd.texas.gov/state-parks/dinosaur-valley

Revolver Brewery

This gem of Texas offers world class beer from the Texas countryside and is located just a few minutes from Granbury in Acton. Experience a tour, food, and entertainment. Check their website for details: <https://revolverbrewing.com/>

Cresson Motor Sports Ranch

There are frequently high-performance driver education events by vendors where beginners to experts can track their cars for a reasonable fee and get some classroom or instructor education. There is also an on-site exotic car driving experience. You might see us out there with our track cars! [Motorsport Ranch](#)

Granbury Visitors Center and Website

The center is on the square and has lots of brochures and helpful staff. The website app that has all the events is called "I Love Granbury". www.ilovegranburytx.com

Our Other Vacation Rentals!

KOKOPELLI FARM HOUSE AT ACTON

The address is 6620 Matlock Road and is part of the original Matlock Farm. You will pass farms with longhorns and horses on Matlock Road as you approach the property. Enter through the almost hidden locked gate and after passing through about 2 acres of woods you will see the farm house, barn, and a pasture on the remaining 9 acres. You will feel like you are a world of your own out in the sticks when you are actually very close to historic Granbury and Lake Granbury.

The excellent boat launch at the Lake Granbury dam is just 5 minutes away with a nearby bait store along the way. There is plenty of room at the farm to park your boat. That's a big plus if you are into water sports but don't want to rent a boat slip or tie up to a boat dock and hope for calm waters so your boat does not get rocked by waves.

Very close by is the Revolver Brewery which offers tours, dining, and live music. We love going to the four great hole-in-the-wall restaurant nearby which offer BBQ and live music, amazing custom monster burgers, magnificent eclectic Mexican food, and down home Texas country cooking. Just down the road is the Acton Nature Preserve which offers hike and bike trails. Granbury's historic downtown is about 15-20 minutes away if you want to enjoy shopping, fine dining, and entertainment.

What can you do on the farm? Well, a lot of people might want to come to the farm to get away from the hustle and bustle of city life and do basically nothing. You can listen to the songbirds, watch the hawks and vultures soar, and maybe spot a deer, roadrunner, armadillo, or possum, or just enjoy gazing at the meadow or haystacks. Enjoy the gentle breeze on the porch swing and read a book in peace and quiet with a lemonade or tea.

Outside activities include hiking in our woods which have some fairly easy paths but we do suggest keeping a lookout for thorny vines and slithering creatures. You can play croquet, horseshoes, corn-hole, track-ball, fly a kite, or throw a baseball, football, or Frisbee. Indoor activities include a full-size pool table and fooseball, reading old classic books, or watching a DVD from our large library.

The farm house is well-kept and has a Victorian theme with a large front porch complete with a porch swing and bird feeders. There is ample parking and a wood deck in back for cooking out on the grill and an iron table and chairs for dining. Décor has a Texas country rustic theme with wood floors and a working 1890s cast iron fireplace. The farm house has a washer and dryer, two large refrigerators, stove and oven, a large screen TV with DVD player, internet (sometimes spotty but remember you are on vacation!), and three good-sized bedrooms.

The master bathroom has a queen bed and trundle bed for small children and a large shower. The first guest bedroom has two queen beds and the third bedroom has a single queen bed. A reading room has a full-size sleeper sofa. An enclosed back porch has a gaming room and bunk bed. The second bathroom has a clawfoot iron tub with brass fixtures (including a shower head) and offers a sunset view of the pasture.

KOKOPELLI CITY HOUSE

If you prefer a luxury house near the attractions but not on the lake or in the country, this is your place! Located just 3 minutes from the excellent city boat ramp, 4 minutes from the city beach, and five minutes from the town square, this home is very nice. Enjoy a huge kitchen, covered patio with grill, outdoor dining table, and sitting area, and a large backyard. The house has 3 queen bedrooms, 1 king bedroom, and a kid's bedroom with two single beds. Enjoy the big screen TV, dining room, and breakfast area, and indoor/outdoor stereo system. Granbury Country Club is walking distance with a good quality 9-hole public golf course with golf carts. Address: 1700 W. Limestone Court, Granbury, 76049.