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# BE ABOUT THAT LIFE!

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← 22 Miles to Waco, TX

HWY 31

34.8 Miles to Corsicana, TX →



## BATL Ranch Rules (Quick List)

- **Speed limit throughout the park is 10 miles per hour.**
- **Guests must pick up after their pets** and they must be under your control at all times.
- No violent or aggressive pets and do not allow pets to poop on other sites, the roads or in front of the office.
- All buildings are smoke free.
- **Do not throw cigarette butts on the ground; put in trash or a container of your own.**
- Notify the office of all guests and accompany them while they are visiting.
- **No parking on any open or adjacent sites or on the roadways. Do not park on the grass in between buddy sites .**
- Please have all guests park in the gravel parking area and the same for extra vehicles.
- No overly loud music (**quiet hours Sun-Thurs are 10:30pm to 7:30am; Fri-Sat are 12:00am-7:30am**).
- No major mechanical work done on vehicles at any time (quick fixing flat or checking oil okay).
- Laundry \$3.00 to wash and FREE to dry for park guests.
- Please do not pour grease down the drains/septic.
- No ground disposal of grey/black water; that is prohibited by state law; (must be disposed of in the septic only). Airtight sewer connection must be used on your RV to hook up to the sewer (required by law).
- Please respect and adhere to all signage throughout the park.
- A major credit card/debit card is required to reserve a site along with proper state photo ID. Payments are made by auto pay per cycle (daily/weekly/monthly). Checks not accepted.
- All reservations must be paid in full and there are no refunds/credits for early departure (only exceptions are from management).
- All sites are 30/50 amp, full hook-ups with FREE basic wifi.
- Any guests that willfully or negligently destroys park property or equipment will be held liable for the value to repair or replace damaged items.
- **No fireworks allowed on the property. No Open/Concealed carry allowed 'openly' on park property (outside of your trailer). Live fire is only allowed during park events (notice will be given for such events).**
- Children under the age of 15 must be accompanied by an adult 18 years or older at all times.
- No lifeguard on duty at our ponds; therefore no swimming is allowed.
- Please do not put waste or trash in the ponds or on the park grounds.
- No glass is allowed in the pond or dog park areas.
- Shoes, shirts or cover-ups are required in all common area buildings.
- Please walk on the roads or walking pathways and not on another guest's site.
- No field dressing of animals in the park.
- No additional vehicles on the site other than what the site includes (sites 3-5, 7-15 only "1" vehicle; all others allow for 2 only).
- If there is an atv or small side-by-side and it fits on the site then that is okay but no trailers. Please put all else in gravel parking.
- Check-in time is 2:30-5pm and Check-out is 11am.
- **Office Hours: Mondays Noon-5pm, Tuesday-Saturday 10am-5pm and Closed Sundays.**
- Management reserves the right to refuse service to anyone.
- Park rules and policies are subject to change at any time by management. Violations of these guidelines are grounds for ejection/removal from the park without refund.
- We want a peaceful, friendly and clean park; so we would appreciate all guest adhering to park rules.
- Contact the office for any concerns, questions or feedback. We want to always be improving so you can "Be About That Life!"

## Park Amenities

- Oversized Sites (back-ins, pull-throughs, and buddy sites)
- Full Hook-ups (water, septic, WiFi, and electric)
- High-speed Fiber Internet
- Lots of Trees/Shade
- Two (2) Stocked Ponds/Fishing
- Two (2) Dog Parks
- Two (2) Laundry Buildings
- Dump Station
- Propane Refills On-Site
- EV Charging Stations Coming Soon 2022
- Covered Spaces Coming Soon
- Hiking Trails
- Park Store/Gift Shop
- Outdoor Events/Venue (available for booking)
- Movies-In-The-Park
- Pavilions Coming Summer of 2022
- Game Rentals
- Bocce Ball Court
- Multi-Range (BB Gun, Axe Throwing, Archery, Airsoft Field)
- Playground
- New Pool/Spa/Fire Pit Coming Summer of 2022
- Mini Goat Petting Area
- Fresh Free Range Eggs

## Points of Interest

Can't decide where to begin? This list of the **top 10 things to do in Waco** is a great place to start. Start with #1 and work your way down, or just go wild and mix them up!

**Magnolia Market at the Silos** - A destination in itself, much more than just a retail store. Magnolia Market at the Silos includes food trucks, the Bakery at the Silos, Magnolia Seed & Supply, photo ops galore, and a large lawn where families can play games. The site is also home to several concerts and celebrations throughout the year. Admission to the grounds is free. 601 Webster Ave, Waco, TX 76706

**Cameron Park Zoo** - Take a relaxing stroll through this natural habitat zoo. Built into the lush Cameron Park, this zoo features 52 acres of fun, flora, and fauna. Current zoo babies to watch include Razak, a one-year-old orangutan, and Rey, a lion cub born in October, 2017. Visit often to watch them grow up. 1701 N 4th St, Waco, TX 76707

**Waco Mammoth National Monument** - This site is home to the largest find of a nursery herd of Columbian mammoths. You'll hear their story and see many of the remains in place, just as they were discovered. 6220 Steinbeck Bend Dr, Waco, TX 76708

**Texas Ranger Hall of Fame & Museum** - the state-designated official historical center of the famed Texas Rangers law enforcement agency. You'll learn the history of the oldest state law enforcement agency in the U.S. and revisit your childhood with exhibits about Texas Rangers in pop culture, like The Lone Ranger. 100 Texas Ranger Trail, Waco, TX 76706

**Waco Suspension Bridge & Cattle Drive Sculptures** - The historic bridge was completed in 1870 and remains a legendary icon of downtown Waco. For years, the bridge served as a Chisholm Trail and Shawnee Trail cattle drive crossing. At the time of its completion, it was the longest single-span suspension bridge west of the Mississippi. The "Branding the Brazos" sculptures depict a diverse group of cowboys and a herd of Texas longhorns. 101 N University Parks Dr, Waco, TX 76701

**Cameron Park** - one of Waco's hidden gems. This 416 acre park is tucked along the Brazos and Bosque Rivers, less than a mile from downtown Waco, and about two miles from Interstate 35. You'll find extensive hiking, biking, and equestrian trails, picnic areas, scenic overlooks, photo ops, playgrounds, and a lush place to relax and reflect. 2601 Sturgis Rd, Waco, TX 76708

**Dr Pepper Museum** - Invented in Waco at the Old Corner Drugstore, Dr Pepper is the oldest major soft drink in the U.S. The museum, housed in an early bottling plant, shares the history of Dr Pepper and of soft drink bottling in general. Be sure to have a Dr Pepper float in the old-time soda fountain after you tour! 300 S 5th St, Waco, TX 76701

**Mayborn Museum Complex** - Located on the Baylor University Campus, the Mayborn is a favorite of both visitors and locals. Start by going through the natural history museum on the first floor, make your way out to the Bill & Vara Daniels Historic Village along the river, just behind the museum, then head to the second floor to the children's museum. The complex also features fun traveling exhibits several times each year. 1300 S University Parks Dr, Waco, TX 76706

**Homestead Craft Village** - Spend an afternoon strolling through this craft village. Stop at each of the craft areas to view woodworking, pottery being created, an old grist mill, an iron forge, fabric crafts, cheese making, and more. You'll feel like you have stepped into another time and place. Admission to the village is free. 608 Dry Creek Rd, Waco, TX 76705

**Waco River Safari** - Cruise up the Brazos and learn how the river affected the history of Waco. Be sure to take your camera - you'll see some beautiful sites along the way. Choices include a Scenic History Tour or a Sunset Dinner Cruise. Dinner is optional. Currently launching from McLane Stadium, 10015 M.L.K. Jr Drive, Waco, TX 76701



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\*Foodie List & Local Phone Listing available in the office for guests.

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