



Chambers Circle C Ranch

Ranch Amenities

2840 Ramsey Loop Rd. Crosby, TX 77532

Contents

<u>Section</u>	<u>Description</u>	<u>Page</u>
1	General Characteristics	2
2	Paddocks	2
3	Buildings	10
4	Horse Walker	13
5	Retention Pond	13
6	Outdoor Wash Rack	13
7	Property Roads	14
8	Property Layout Map	15

1. General Characteristics

- a. 10' – 12' spacing between paddocks
- b. Paddock's #1 & #2 and #7 & #8 are connected with cross gating for allowance of pass through
- c. Paddocks with either Jigs Bermuda and Bahia grass

2. Paddocks

Paddock #1

Ramsey Loop Road frontage

Could be subdivided in to 3 paddocks

- Size – 300'x430' Approx. 3 Acres
- Fencing
 - 4x4x8 pressure treated posts
 - Posts: embedded 3' in concrete
 - Posts: 4' to 5' height
 - Posts: 8' spacing on posts
 - 4 rail severe weather pressure treated fence
- Gates
 - Priefert 16 ga. Bull Gates
 - 3 – 12' Gates (East/frontage, NW, SW)
 - 1 – 4' Gate (West)
 - Sure Latch lockable 2-way latches
- Water Tank
 - 2x4 – 100 gallon tank (Behlen Country)
 - Float valves with quick disconnect
- Drainage
 - Engineered open drainage ditches to frontage county primary bar ditches
- Buildings
 - None

Paddock #2

Paddock directly to the south of homestead with Run-In shed for “special” horses (injured, pregnant brood mares or mares with foals)

- Size – 175’x130’
- Fencing
 - 4x4x8 pressure treated posts
 - Posts: embedded 3’ in concrete
 - Posts: 4’ to 5’ height
 - Posts: 8’ spacing on posts
 - 4 rail severe weather pressure treated fence
- Gates
 - Priefert 16 ga. Bull Gates
 - 2 – 12’ Gates (East, NW)
 - 1 – 4’ Gate (NE)
 - Sure Latch lockable 2-way latches
- Water Tank
 - 2x4 – 100 gallon tank (Behlen Country)
 - Float valves with quick disconnect
- Drainage
 - Engineered open drainage ditches to frontage county primary bar ditches
- Buildings
 - Run-In shed (south facing)
 - 12’x24’ on raised and compacted dirt pad
 - 9’ height with reinforced roof. Hurricane strapping on rafters
 - 26 Ga. Galvalum roofing
 - 2x6 Tongue and Groove siding
 - 6x6 posts anchored 3’ in concrete
 - Guttering with drainage to side swale
 - 2 - 20” High Velocity fans
- Misc.
 - 2 – Priefert Hay and Grain feeders on removable wall mounts (shed)
 - 1 – Foal feeder (shed)

Paddock #3

Outdoor arena converted to 2 paddocks separated by Priefert 12' stallion panels anchored to ground surface. Adjacent 9' wide cattle run fenced on south side (length of the arena).

- Size – 170'x90'
- Fencing
 - 3" Pipe fencing with 3" anchored posts
- Gates
 - Priefert 16 ga. Premier Corral Gates
 - 1 – 12' Gate (NE)
 - Sure Latch lockable 1-way latches
- Water Tank
 - 2x4 – 100 gallon tank (Behlen Country)
 - Float valves with quick disconnect
- Drainage
 - Engineered open drainage ditches (parallel to paddock) to frontage county primary bar ditches
- Buildings
 - None
- Misc.
 - 1 – 4' portable grain and hay feeder

Paddock #4

Outdoor arena converted to 2 paddocks separate by Priefert 12' stallion panels anchored to ground surface. Adjacent 9' wide cattle run fenced on south side (length of the arena).

- Size – 170'x185'
- Fencing
 - 3" Pipe fencing with 3" anchored posts
- Gates
 - Priefert 16 ga. Premier Corral Gates
 - 1 – 12' Gate (NW)
 - Sure Latch lockable 2-way latches
- Water Tank
 - 2x4 – 100 gallon tank (Behlen Country)
 - Float valves with quick disconnect
- Drainage
 - Engineered open drainage ditches (parallel to paddock) to frontage county primary bar ditches
- Buildings
 - 12'x20' Sun Shed
- Misc.
 - 1 – 8' portable grain and hay feeder

Paddock #5

(Paddock appropriate for pregnant brood mares or mares with foals)

- Size – 170'x225'
- Fencing
 - 4x4x8 pressure treated posts
 - Posts: embedded 3' in concrete
 - Posts: 4' to 5' height
 - Posts: 8' spacing on posts
 - 4 rail severe weather pressure treated fence
- Gates
 - Priefert 16 ga. Bull Gates
 - 1 – 12' Gates (East, NE)
 - Sure Latch lockable 2-way latch
- Water Tank
 - 2x4 – 100 gallon tank (Behlen Country)
 - Float valves with quick disconnect
- Drainage
 - Engineered open drainage ditches (parallel to paddock) to retention pond at rear of property
- Buildings
 - Run-In shed (south facing)
 - 12'x24' on raised and compacted dirt pad
 - 9' height with reinforced roof. Hurricane strapping on rafters
 - 26 Ga. Galvalum roofing
 - 2x6 Tongue and Groove siding
 - 6x6 posts anchored 3' in concrete
 - Guttering with drainage to side swale
 - 2 - 20" High Velocity fans
- Misc.
 - 2 – Priefert Hay and Grain feeders on removable wall mounts (shed)
 - 2 feeder mounts on north fencing
 - 1 – Foal feeder (shed)
 - Paddock can be separated in to two sections; whereas, the run-in shed has been designed to be separated centrally

Paddock #6

(Paddock #6 & #7 have been strategically designed to enclose the 6-horse walker)

- Size – 70'x120'
- Fencing
 - 4x4x8 pressure treated posts
 - Posts: embedded 3' in concrete
 - Posts: 4' to 5' height
 - Posts: 8' spacing on posts
 - 4 rail severe weather pressure treated fence
- Gates
 - Priefert 16 ga. Bull Gates
 - 2 – 12' Gates (NE, SW)
 - Sure Latch lockable 2-way latches
- Water Tank
 - 2x4 – 100 gallon tank (Behlen Country)
 - Float valves with quick disconnect
- Drainage
 - Engineered open drainage ditches (parallel to paddock) to retention pond at rear of property
- Buildings
 - None
- Misc.
 - 1 – 4' portable grain and hay feeder
 - Electric fencing on north side (north property boundary)

Paddock #7

(Paddock #6 & #7 have been strategically designed to enclose the 6-horse walker)

- Size – 65'x130'
- Fencing
 - 4x4x8 pressure treated posts
 - Posts: embedded 3' in concrete
 - Posts: 4' to 5' height
 - Posts: 8' spacing on posts
 - 4 rail severe weather pressure treated fence
- Gates
 - Priefert 16 ga. Bull Gates
 - 2 – 12' Gates (SE, SW)
 - Sure Latch lockable 2-way latches
- Water Tank
 - 2x4 – 100 gallon tank (Behlen Country)
 - Float valves with quick disconnect
- Drainage
 - Engineered open drainage ditches (parallel to paddock) to frontage county primary bar ditches
- Buildings
 - None
- Misc.
 - Electric fencing on north side (north property boundary)

Paddock #8

(Paddock #6 & #7 have been strategically designed to enclose the 6-horse walker)

- Size – 65'x130'
- Fencing
 - 4x4x8 pressure treated posts
 - Posts: embedded 3' in concrete
 - Posts: 4' to 5' height
 - Posts: 8' spacing on posts
 - 4 rail severe weather pressure treated fence
- Gates
 - Priefert 16 ga. Bull Gates
 - 2 – 12' Gates (SE, SW)
 - Sure Latch lockable 2-way latches
- Water Tank
 - 2x4 – 100 gallon tank (Behlen Country)
 - Float valves with quick disconnect
- Drainage
 - Engineered open drainage ditches (parallel to paddock) to frontage county primary bar ditches
- Buildings
 - None
- Misc.
 - Electric fencing on north side (north property boundary)

3. Buildings

- a. Building #1: Metal Carport 20'x20' (26 ga. 2 vehicle)
- b. Building #2: Barn 96'x40'
 1. Stalls
 - 8 – 12'x12' Tongue and Groove Stalls
 - JW Hall (Alvin, Tx) Galvanized stable frames
 - JW Hall swing out hay and grain feeders
 - Concrete with rubber floor matting in each stall (bedding to be placed on top)
 - Fly-a-way spray system throughout barn
 - Centralized lighting in alley and stall lighting
 - High Velocity overhead fans with independent on/off switches (8 stalls)
 2. Tack Room
 - 12'x12' enclosed with tongue and groove walls
 - Sliding door entry
 - Customized Storage/counter space
 - Saddle trees (8)
 - Wall mounted blanket holders
 - Mounted tack (reins, halters, etc) brackets
 - Refrigerator
 - Humidity controlled
 - Humidity resistant lighting
 3. Feed Room
 - 12'x12' enclosed with tongue and groove walls
 - Sliding door entry
 - Counter and storage space
 - Customized air conditioning with humidity control
 - Humidity resistant lighting
 - Bedding storage optional

4. Storage Room
 - 12'x12' enclosed with tongue and groove walls
 - Sliding door entry
 - Customized Storage/counter space
 - Work bench with storage space
 - Humidity controlled
 - Humidity resistant lighting
5. Wash Rack
 - Customized shelving for grooming supplies
 - Rubber matting with central drain in concrete floor
 - Overhead and wall mounted hoses
 - Stallion Hitching post or Cross-Tie available
6. Hay Room
 - 12'x14'
 - Elevated flooring
 - Approximately 200 bale capacity
 - Customized entry gate
 - Stall optional
7. Centerway
 - 16'x96'
 - Entrance concreted, remainder elevated with clay flooring
 - Peripheral posts for cross tying
 - Hose bib in front and rear
8. Expansion spaces (Two):Front of barn
 - Ideal for additional stalls or bathroom/utility room (can be connected to existing septic)

- c. Building #3: Central Bull pen/lunging ring with exterior stalls
 - 1. 40'x80'
 - 2. Bull pen/lunging ring
 - Customized gate on lunging ring
 - 2x10 slanted wall (6' tall) with 4x6 posts
 - Moisture resistant lighting over center of ring
 - Clean sand footing in ring
 - 3. Exterior stalls (8)
 - 4 – 12'x12' stalls on north side
 - 4 – 12'x12' stalls on south side
 - Clay flooring
 - Individual gate openings
 - Optional for storage (farm equipment)
 - 20" High Velocity fans on separate on /off switch
 - Grain feeders
 - North and South 5" gutters with downspouts draining in to engineered ditches

- d. Building #4: Covered outdoor arena
 - 1. 80'x120' Arena
 - 2. 20' height
 - 3. Galvanized roofing
 - 4. Well constructed frame (well casing)
 - 5. Fencing
 - 4x4x8 pressure treated posts
 - Posts: embedded 3' in concrete
 - Posts: 4' to 5' height
 - Posts: 8' spacing on posts
 - 4 rail severe weather pressure treated fence
 - 6. Gates
 - Priefert 16 ga. Bull Gates
 - 2 – 12' Gates (E, W)
 - Sure Latch lockable 2-way latches
 - 7. Drainage
 - Engineered open drainage ditches (parallel to arena) to retention pond at rear of property
 - 8. Ideal for small Dressage Arena or Western training
 - 9. Hose bib on South East corner
 - 10. Road on south side of arena and Paddock #6 on north side

4. Horse Walker

- a. Drover 6 horse walk
- b. Enclosed by Paddocks #6 & #7
- c. Buried electric source with shutoff on north side of the barn
- d. Sand and clay footing
- e. Variable speed with forward, reverse and neutral settings
- f. Quick release for halter connection

5. Retention Pond (dry)

- a. Back of property
- b. Engineered for run off drainage

6. Outdoor Wash Rack

- a. 14'x14' concrete pad with hitching post
- b. Water bib

7. Property Roads

- a. East entry road from frontage to parking lot
- b. 12'x50' concrete pad adjacent to entry road ideal for trailer parking
- c. Parking lot spanning from exterior wash rack to frontage of barn and expands north/south between paddocks #3 and #8
- d. West road from parking lot to rear of property (parallels covered arena)

