

DISCLOSURES REGARDING FRIO CAÑON, A SUBDIVISION IN
REAL COUNTY, TEXAS

All property in Frio Cañon, a subdivision located in Real County, Texas, and Tracts 15, 16, 17, and 18 of Frio Vista Ranch, a subdivision located in Real County, Texas (collectively referred to as “Frio Cañon”), is held, sold, and conveyed subject to the following disclosures:

1. Frio Cañon is a waterfront river community and subject to flooding. There will be times when the river crossing will be impassable. Great caution is required whenever crossing waterways or whenever moving water is present.
2. Frio Cañon property owners are encouraged to build above the 100-year flood plain. You should also know that the 100-year floodplain indicated in state and county records is approximate. You should consult with the appropriate state and local officials regarding any proposed building locations.
3. Frio Cañon includes man-made improvements, some of which pre-exist the development of Frio Cañon. Such things as docks, tree swings, pathways, roads, bridges and structures all include various degree of risk for Frio Cañon property owners and visitors. All activities on Frio Cañon are undertaken at the sole risk of the participant, taking into consideration the potential risks involved in such activity.
4. Frio Cañon property owners must provide their own septic systems according to state and local standards. Frio Cañon is serviced by a water supply company, and Frio Cañon property owners must comply with that water company’s rules and regulations.
5. The Developer of Frio Cañon will use certain Frio Cañon common areas, including using the Community Center as a Sales Office, in the course of the Developer’s sales and marketing efforts, including the development, sale and marketing of property adjacent to but not a part of Frio Cañon.