

FRIO CAÑON COMMUNITY

Frio Cañon is a beautiful community nestled into one of the most scenic parts of the Texas Hill Country. Beneath the Texas sunshine, the Frio River is cold, clear flowing water with deep pools and waterfalls for fishing, kayaking, tubing and swimming. For the artist, the songwriter or the birdwatcher, Frio Cañon is a source of inspiration and a place to create. Surrounded by ancient cypress trees, broad meadows, rugged limestone mountains, and abundant wildlife, Frio Cañon is a place to unwind.

Frio Cañon is a private community. With 36 prime waterfront home sites, Frio Cañon's Architectural Control Committee will work to ensure compatible design, quaint scale and fine architectural detailing. Home owners will have access to 2 waterfront parks and a Community Center which can be reserved for family events.

Frio Cañon is a vibrant community. Frio Cañon's Community Association will oversee common area and community restrictions that encourage peace and quiet as well as lots of family fun. Travel within the community will be by golf cart, bicycle, and walking. Walking easements along the waters edge and 4 common access-ways to the Frio River and Bybee Creek will give property owners a lot of room to roam. The planned future Frio Cañon Casitas will include a large area of land that will be dedicated to wildlife management providing the opportunity for further exploration and hiking.

Frio Cañon common areas and amenities include:

- Frio River Park, a waterfront grove of ancient trees.
- Homestead Park located at the waterfalls.
- Historic homestead remodeled for Community Center
- Private community-owned Frio River crossing
- Gated Entry with intercom and security card access

Frio Cañon utilities infrastructure include:

- Underground electricity, water and telephone connections
- Private engineered public water system
- Satellite TV
- DSL high-speed internet access available in 2008
- Paved roads

Frio Cañon is located:

- 6 miles from the Hill Country town of Leakey with several great restaurants
- 5 miles north of Real County Airport
- Close to Garner State Park and Lost Maples State Recreation Area
- Close to Concan Golf Club

This is Frio Cañon, a vibrant community that enjoys wildlife, scenery, privacy, fine architecture and family fun in the midst of the Texas Hill Country. This is Frio Cañon.