

DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE NEW BRAUNFELS/CANYON LAKE ASSOCIATION OF REALTORS®. LEGAL COUNSEL HAS REVIEWED IT FOR VOLUNTARY USE BY MEMBERS. ONLY MEMBERS OF A BOARD OR ASSOCIATION OF REALTORS® ARE AUTHORIZED TO USE THIS FORM.

Concerning the Property at:

_____ (address)

_____ (legal description)

Water levels in the rivers and lakes of Comal, Guadalupe and Hays Counties fluctuate in accordance with nature's supply and the demands of area residents. Lake levels and aquifer levels change regularly throughout this area and the amount of water in any lake or river cannot be guaranteed by any seller, REALTOR®, or government agency.

Canyon Lake, the largest in this area, is a man made lake on the Guadalupe River. It is a flood control, water conservation, and recreation project managed by the U.S. Army Corps of Engineers. Guadalupe-Blanco River Authority (GBRA) sells water from Canyon Lake for drinking, irrigation, and industrial use. Scheduled to begin in 2005, additional water will be diverted to western Comal and Bexar Counties. The downriver lakes of the Guadalupe River (Lake Dunlap, Lake McQueeney) and the waterfront property along the Guadalupe River, Comal River and the Blanco River are all subject to the extremes of flood and drought. There are no guarantees of water flow or levels of water flow either expressed or implied.

Prospective buyers interested in property in areas affected by water availability from Canyon Lake, Lake Dunlap, Lake McQueeney, or the Guadalupe River should obtain the information needed to evaluate potential impacts on any property considered for purchase. It is strongly suggested that any buyer of waterfront property make diligent inquiries so that they can evaluate the impact of the potential extremes that accompany waterfront living.

The following is a list of SIX (6) sources of information:

Comal County Commissioner's Court
150 North Seguin Ave.
New Braunfels, TX. 78130
830-620-5501
cctdab@co.comal.tx.us
www.co.comal.tx.us

Guadalupe County Commissioner's Court
307 W. Court St
Seguin, Texas 78155
830-303-4188
www.co.guadalupe.tx.us

Guadalupe Blanco River Authority
933 East Court
Seguin, TX. 78155
1-800-413-4130
bwest@gbra.org
www.gbra.org

US Army Corps of Engineers: Canyon Lake
601 C.O.E. Road
Canyon Lake, Texas 78133
830-964-3341
www.swf-wc.usace.army.mil/canyon

Friends of Lake McQueeney
P.O. Box 781
McQueeney, Texas, 78123,
www.LakeMcQueeney.org
folm@lakemcqueeney.org

Friends of Canyon Lake
P. O. Box 1392
Canyon Lake, TX 78133
info@friendsofcanyonlake.com
www.friendsofcanyonlake.com

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

_____ (Buyer) _____ (Date)

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